

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, October 22, 1974, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bowers, Harcourt, Hardwick,
Marzari, Massey, Pendakur,
Rankin and Volrich

ABSENT: Aldermen Gibson and Linnell

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT.

The Mayor recognized the presence in the Council Chamber of students from the Vancouver City College, under the direction of Barbara Bowers.

'IN CAMERA' MEETING

Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES.

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers

THAT the Minutes of the Regular Council Meeting of October 8, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,

THAT Council recess and re-convene following the Special Council meeting respecting local improvements.

- CARRIED UNANIMOUSLY

Council re-convened in regular session at 2.20p.m.with the same members present, following the Special Council respecting local improvements.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
SECONDED by Ald. Harcourt

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

The following items of unfinished business were deferred pending the hearing of delegations this evening.

1. Demolition of Rental Accommodation - Request to Withhold Demolition Permits.
 2. Control of Beer Parlours and other Premises in the Downtown Eastside - Anchor Hotel.

3. Neighbourhood Pubs.

At previous meetings Council deferred consideration of applications for Neighbourhood Pubs and requested submission of maps and photographs.

Pursuant thereto, Mr Ford of the Department of Permits and Licenses, displayed slides showing the locations and adjoining commercial amenities in respect of the applications for Neighbourhood pubs at the following locations:

4473 West 10th Avenue,
848 East 28th Avenue,
7619 Nanaimo Street,
2111 Main Street.

Council noted recommendations from the Standing Committee on Community Development on each application.

Action was taken by Council as follows:

(a) 4473 West 10th Avenue.

MOVED by Ald. Volrich

THAT the following recommendations of the Community Development Committee, as contained in its report of September 12, 1974, be approved:

'THAT the application of Mr. Martin for a neighbourhood pub at 4473 West 10th Avenue be approved in principle subject to the City conducting a referendum of the residents and merchants in a four block area surrounding 4473 West 10th Avenue, the cost of such referendum to be borne by the applicant, Mr. Martin.

THAT the applicant will comply with all applicable City legislation.'

FURTHER THAT, as a standard procedure in all applications, the Director of Permits and Licenses notify citizens groups in the general area, immediately upon receipt of neighbourhood pub applications.

- CARRIED

(Aldermen Hardwick, Pendakur and Rankin opposed)

(b) 848 East 28th Avenue.

MOVED by Ald. Volrich

THAT the recommendation of the Standing Committee on Community Development dated August 15, 1974, be approved, and therefore no action be taken on this application.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Neighbourhood Pubs (Cont'd)

(c) 7619 Nanaimo Street.

MOVED by Ald. Volrich

THAT consideration of an application for a neighbourhood pub at 7619 Nanaimo Street be deferred pending the results of the plebiscite to be undertaken with respect to the proposed neighbourhood pub at 7161 Victoria Drive.

- CARRIED UNANIMOUSLY

(d) 2111 Main Street

MOVED by Ald. Volrich

THAT no action be taken with respect to the application for a neighbourhood pub at 2111 Main Street.

- CARRIED

(Mayor Phillips opposed)

At this point in the Meeting, Council agreed to vary the Agenda to consider the following report.

C. Manager's Report,
October 18, 1974.

Implementing City's Policy in False Creek.

Under date of October 18, 1974, the City Manager submitted the following report on implementing the City's policy re False Creek.

" City Council, at its meeting of October 8, 1974, resolved:

"THAT the City provide and pursue the fulfillment of Mr. Clay's operation, in accordance with the prevailing agreement;

FURTHER, THAT leaving the details in the hands of the City Manager, the City establish a physical presence to implement the City's policy regarding Clay's Wharf and False Creek."

"THAT the City Manager be instructed to set up a 'data bank' of boat accommodation in the Lower Mainland and provide assistance at the staff level to the boat owners on the basis of:

- (a) firm commitments to live-aboards moored by October, 1973
 - (b) other boats moored by October, 1973
 - (c) the balance as reasonably possible;

FURTHER, THAT the City Manager arrange for establishment of relocation services;

FURTHER, THAT the City Manager be authorized to hire such temporary assistance as necessary in connection with the action of Council taken this day on the Clay's Wharf matter;

FURTHER, THAT the City Manager arrange for a progress report back to Council at its next meeting."

Regular Council, October 22, 1974. 4

Implementing City's Policy in False Creek. (Cont'd)

I now report on progress to date.

1. Demolition of buildings commenced on October 15, 1974, and a trailer was placed on the site for use of the security guard service operating on a 24-hour basis.
 2. Warning signs were placed on the site on October 11, 1974.
 3. A data bank of boat accommodation has been prepared, and is available at the False Creek site office.
 4. Assistance to boat owners noted in (a), (b) and (c) above is being provided, together with arrangements for relocation, and a report of the Development Group of progress in the removal of boats is attached.
 5. Western Outboard Marina

5. Western Outboard Marina

These operators have one float which must be moved during dredging operations but does not need to be permanently moved away from the site.

Western Outboard have therefore been requested to:

- (i) permit relocation of the float from time to time to permit dredging;
 - (ii) provide access to the foreshore for the purpose of preparing for seawall construction.

These requests have not been acceded to as agreement by Western Outboard is contingent upon an agreement between the City and Western Outboard which will permit Western Outboard to rebuild and have access to an adequate area of water. This matter is the subject of a report from the Standing Committee of Council on Civic Development, dated October 3, 1974, being submitted for Council's action concurrent with this report.

The Development Group makes the following recommendations:

- (1) We continue to look for viable wet moorage in False Creek.
 - (2) Secure the remaining commercial spaces at the Captain's Cove Marina, on the Fraser River at Delta, to offer as a wet moorage to those boats which can best navigate the Fraser River.
 - (3) Limit the City's offer for boats not otherwise accommodated before October 27, 1974, to dry land storage, available at Jericho and other City property.
 - (4) Council confirm that the Clay's Wharf and West Coast water areas be cleared not later than October 31, 1974, to allow the dredging contract to proceed on November 1, 1974.

The Director of Legal Services makes the following recommendations:

- (5) That the City authorize City officials to take all steps necessary to effect the removal of all boats and floats from the West Coast Salvage and Clay's Wharf areas.
 - (6) That the City empower the Director of Legal Services to take all legal proceedings necessary, and to defend all legal proceedings taken against the City or any official, employee or person acting on the City's behalf.
 - (7) That the City indemnify and save harmless any employee or person acting on behalf of the City from civil or criminal proceedings which may be brought against him in implementation of the above recommendations.

As City Manager, I RECOMMEND approval of the foregoing recommendations.

Implementing City's Policy in False Creek (Cont'd)

Following further explanation of the report and the situation to date by the City Manager, and Mr. Daniels representing the Development Group re False Creek, the recommendations in the report were dealt with seriatum, as follows:

1. MOVED by Ald. Hardwick

THAT the City continue to look for viable wet moorage in False Creek.

(carried)

(Alderman Pendakur opposed)

Alderman Pendakur proposed to introduce an amendment to the foregoing motion which the Presiding Officer ruled out of order. Thereupon Alderman Pendakur challenged the ruling of the Chair.

The Mayor then put the question "Shall the Chair be sustained?"

- CARRIED

As a result of the vote the Chair was sustained with Alderman Pendakur voting against the motion.

The Chair being sustained, the motion by Alderman Hardwick was therefore put and CARRIED.

(Alderman Pendakur opposed)

2. MOVED by Ald. Hardwick

THAT the City secure the remaining commercial spaces at the Captain's Cove Marina, on the Fraser River at Delta, to offer as a wet moorage to those boats which can best navigate the Fraser River.

-CARRIED UNANIMOUSLY

- 3.. MOVED by Ald. Hardwick

THAT the City's offer be limited for boats not otherwise accommodated before October 27, 1974, to dry land storage, available at Jericho and other City property.

- CARRIED

(Aldermen Massey and Marzari opposed)

4. MOVED by Ald. Hardwick

THAT Council confirm that the Clay's Wharf and West Coast water areas be cleared not later than October 31, 1974, to allow the dredging contract to proceed on November 1, 1974.

- CARRIED

(Alderman Pendakur and Marzari opposed)

Implementing City's Policy in False Creek (Cont'd)

5. MOVED by Ald. Rankin

THAT the City authorize City officials to take all steps necessary to effect the removal of all boats and floats from the West Coast Salvage and Clay's Wharf areas;

FURTHER THAT any employees of the City be instructed that under no circumstances will they undertake any physical confrontation with any boat owner.

- CARRIED

(Alderman Marzari opposed)

6. MOVED by Ald. Rankin

THAT the City empower the Director of Legal Services to take all legal proceedings necessary, and to defend all legal proceedings taken against the City or any official, employee or person acting on the City's behalf.

FURTHER THAT the Mayor be authorized to give any necessary undertakings with respect thereto.

- CARRIED

(Alderman Marzari opposed)

7. MOVED by Ald. Bowers,

THAT the City indemnify and save harmless any employee or person acting on behalf of the City from civil or criminal proceedings which may be brought against him in implementation of the above recommendations.

- CARRIED

(Aldermen Marzari, Massey and Volrich opposed)

COMMUNICATIONS OR PETITIONS

- ## 1. Funding of Information Centres.

Council noted a letter from Ms. Pat Boyce, Chairman of the Information Services Joint Committee requesting to appear before Council regarding the funding of Information Centres.

MOVED by Ald. Rankin

THAT the request of the Information Services Joint Committee to appear as a delegation, be approved and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

2. P.N.E. Parking Problem

Council noted a letter dated October 3, 1974, from Mrs P. Alfeld, Chairman, Irate Residents Association, asking to appear before Council with respect to the P.N.E. Parking Problems and the lack of law enforcement in this regard.

MOVED by Ald. Marzari,

THAT the request of Mrs Alfeld to appear as a delegation be approved and arrangements left with the City Clerk
- (amended)

MOVED by Ald. Bowers (in amendment)

THAT the following words be added to Alderman Marzari's motion -

'FURTHER THAT when the delegation appears a representative from the Police Department be present to discuss the matter of enforcement,

AND FURTHER THAT the Director of Legal Services report at that time on the possibility of increasing fines for illegal parking in residential only parking zones in the City generally.'

- (carried unanimously)

The amendment having carried unanimously, the motion of Alderman Marzari, as amended and reading as follows, was put and CARRIED UNANIMOUSLY.

'THAT the request of Mrs Alfeld to appear as a delegation be approved and arrangements left with the City Clerk; FURTHER THAT when the delegation appears, a representative from the Police Department be present to discuss the matter of enforcement; AND FURTHER THAT the Director of Legal Services report at that time on the possibility of increasing fines for illegal parking in residential only parking zones in the City generally.'

3. Construction of Ice Rink Hastings Community Centre.

Council had before it a letter dated October 2, 1974, from the Ice Rink Committee, Hastings Community Association, requesting to appear as a delegation at an evening Council Meeting to discuss the construction of the proposed Ice Rink at the Hastings Community Centre.

MOVED by Ald. Harcourt

THAT the request of the Hastings Community Association to appear as a delegation be approved, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Demolition of Rental Accommodation

Council noted a letter from Kitsilano Ratepayers Association requesting to appear as a delegation later this day on the proposal by the Kitsilano Local Area Planning Citizens Committee that the City withhold Demolition Permits for the demolition of rental accommodation until certain conditions are met.

MOVED by Ald. Hardwick

THAT the Kitsilano Ratepayers Association be heard as a delegation later this day.

- CARRIED UNANIMOUSLY

5. University of British Columbia
Chamber Singers - Grant Request.

MOVED by Ald. Massey

THAT the request for financial assistance by the University of British Columbia Chamber Singers to perform at EXPO '74 in Spokane be received and no further action be taken.

- CARRIED UNANIMOUSLY

6. University Endowment Lands

Council noted the following letter submitted by the Board of Parks and Recreation dated October 9, 1974, on the matter of University Endowment Lands.

At the September 23, 1974 meeting, Park Board members discussed the lack of planning that is being done on the undeveloped portion of the University Endowment Lands to advise as to recreation and park potential of the lands. The following is an excerpt from the minutes of that meeting:

... "Commissioner Brown advised of the following resolution passed by City Council on August 27, 1974:

.. 'That a Joint Committee of Council and the Vancouver Park Board be appointed and seek a meeting with the appropriate Provincial Cabinet Minister on this matter' ..

"Commissioner Brown advised a meeting has not yet been arranged with the Provincial Government as this matter was first to go to the Greater Vancouver Regional District for consideration at their next meeting, scheduled on October 2. Commissioner Brown suggested that as the Provincial Government is not communicating their plans for the area, the Park Board should take the initiative to undertake a study on the potential recreation and park uses and what effect housing will have.

"After discussion, it was regularly moved and seconded.

"RESOLVED: That the Board forward a submission to City Council requesting that funds be sought for a study on the recreation and park potential in the University Endowment Lands.

- Carried."

Will you please consider providing the Park Board with \$20,000 so we may engage a suitable consultant to work with Park Board Staff and do a study and report for the Board and City Council on this matter.

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

University Endowment Lands (Cont'd)

MOVED by Ald. Rankin

THAT the request of the Parks Board for funds to engage a consultant to prepare a study on the recreation and park potential on the University Endowment Lands, be refused.

- CARRIED UNANIMOUSLY

7. Plans for Jericho, Locarno Park and adjacent roads.

Council noted the following letter from the West Point Grey Community Association under date of October 16, 1974, on the matter of plans for Jericho, Locarno Park and adjacent roads.

- We wish to present the views and recommendations of the West Point Grey Community Association and the North West Point Grey Homeowners Association, concerning the plans for Jericho, Locarno Park and the adjacent roads.

 1. (a) We recommend that Council consider long term leases for the homes and lots South of Locarno Beach in Blocks 129 and 130. We believe that the City should retain ownership to property adjacent to the waterfront. In the future the requirements of the City may change and leasing would keep the options open. Should the land be sold and repurchase be required in the future, the prices could be as high as on Point Grey Road. The leasing of the property adjacent to the waterfront could be most worthwhile and advantageous in the future.
 - (b) Where leases may provide less funds for Jericho Park, the short fall could be made up by the City applying to the Provincial Government for the \$95,000 unanimously approved by the Legislature for the acquisition of the 38 acres at Jericho from the Federal Government.
 2. Concerning the alignment of Discovery and Fourth Avenue to Marine Drive link, we would request that Council consider the recommendations of the Citizens Design Committee for Jericho Park (the Jericho Ad Hoc Committee). Their report called for "a new Parkland access road to be established parallel to and East of Discovery Street from the West Fourth Avenue Diversion Intersection to a Parkland entrance to be established at the North end of Discovery." We note that this Committee has city wide membership from representative organizations, e.g. the Board of Trade and the District Labour Concil. The Committee also stated that a Parkland access road "would establish a buffer zone for the only single family residences situated adjacent to the Park." This report was fully approved and supported by both the West Point Grey Community Association and the North West Point Grey Homeowners Association.
 3. With respect to the new Parkland access road, we would suggest that to improve North-South access to Locarno Beach and Jericho Park, and considering the possible closure and steepness of Trimble, the permanent closure of Sasamat, and the steepness of Tolmie, that the present connector between Fourth Avenue and the Diversion be improved and linked directly to the new Parkland access road, thus creating a smooth traffic flow.
 4. We endorse the concept of a pedestrian easement between the "Jones Estate" and that City property directly South of Locarno Park at Second and Sasamat.
 5. With reference to the proposed Senior Citizens Housing at Second and Sasamat, we plan to present our views at the appropriate Public Hearing.
 6. We would ask to be closely advised of the planned closure of the North foot of Trimble and the joining of Aberthau and Locarno Park. We would ask to be advised of the advantages of this plan to our neighbourhood. We would request the opportunity to present our views before a decision is finalised.

We request that Council consider the above recommendations and forward them to the Board of Parks and Recreation. We would appreciate written assurance from Council concerning item #6.'

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Plans for Jericho, Locarno Park
and adjacent roads. (Cont'd)

MOVED by Ald. Hardwick

THAT the City Manager appoint a Staff Committee comprising Engineering, Planning and Park Board representatives, to meet with the West Point Grey Community Association and submit a report with recommendations relating to access with respect to the new Jericho Park;

FURTHER THAT the organization be advised that there is no immediate decision pending with respect to item 6 in their letter of October 16, 1974, but before a decision is finalised the organization will be given an opportunity to present its views.

- CARRIED UNANIMOUSLY

8. Development of Lands along the Fraser River between Arbutus Street and Barnard Street right-of-way.

Council had before it a letter from Horner Developments Ltd., dated October 11, 1974, concerning the development of lands along the Fraser River between Arbutus Street and Barnard Street right-of-way.

Mr. Horner requested to appear before Council this day regarding the current position as it pertains to Council's motion on the subject dated March 19, 1974.

Council noted a report, dated October 22nd 1974, submitted by Alderman Volrich, as Chairman of the Standing Committee on Community Development detailing the relevant facts to date and requesting direction, particularly on Steel Brothers Property, foot of Angus Drive on the Fraser River.

Mr. Horner addressed the Council and agreed to a suggestion that the matter be deferred for two or three weeks to give Council an opportunity of studying it further.

MOVED by Ald. Pendakur

THAT the report submitted by Alderman Volrich be deferred for two or three weeks, at which time the City Manager will report back on the feasibility of acquiring the Steel Brothers Property by way of trade of part of the City-owned property, on the basis of conditions which will assure full public access to the waterfront, and the development of the City-owned property in a manner which will be acceptable to the Director of Planning, the Council and the people in the area;

FURTHER THAT Mr. Horner be given an opportunity to appear as a delegation when the matter is again before Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

9. Establishment of a Multicultural Centre in Vancouver.

Mr. Halford Wilson, as Chairman of the Vancouver Committee for a Multicultural Centre, submitted a letter dated October 15, 1974 requesting to appear as a delegation on a proposed Multicultural Centre in Vancouver.

MOVED by Ald. Harcourt,

THAT the request of the Vancouver Committee for a Multicultural Centre to appear as a delegation be approved and arrangements be made to hear this delegation on October 29, 1974.

- CARRIED UNANIMOUSLY

10. B.C. Italian Folk Society.

A letter, dated October 18, 1974 was noted from Alexander, Guest, Wolfe, Holburn & Beaudin, legal representatives of the B.C. Italian Folk Society, requesting that a delegation be heard with respect to the organization's request to construct a Cultural Centre in the City of Vancouver.

MOVED by Ald. Bowers,

THAT the request of the B.C. Italian Folk Society to appear as a delegation be approved and arrangements be made to hear this delegation on October 29, 1974.

- CARRIED UNANIMOUSLY

11. Election of Directors at Large.

The Council noted a letter from the Greater Vancouver Regional District under date of October 9, 1974, concerning a proposal to elect directors of the Regional District at large. The Regional District had requested that the report of its Policy Review and Finance Committee on the subject matter be circulated to the member Municipalities for response both from individual members and Council as a whole.

MOVED by Ald. Hardwick

THAT this matter be referred to the next meeting of Council for consideration.

- CARRIED UNANIMOUSLY

Council recessed at 3.40 p.m. and after an 'In Camera' meeting in the Mayor's Office, reconvened in open council at 5.10 p.m.

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Marina at the Foot of Heather Street, Area 6, False Creek

Council had for consideration, a report dated October 15, 1974, from the Development Consultant, False Creek detailing for information of Council, the main features of the proposed civic marina for the foot of Heather Street, Area 6, False Creek.

It was noted that the Director of Finance concurs that the marina as proposed is financially viable and that the development costs of \$937,000, plus an allowance of \$450,000 for the land, including interest, can be repaid out of the revenues of the marina over a 20 year term.

The report contained the following recommendations with respect to the financing and procedure for construction:

- (1) That the Development Consultant proceed with construction of a 325 boat marina at the foot of Heather Street, Area 6, False Creek, subject to the issuance of a Development Permit and Building Permit.
 - (2) The Director of Finance recommends that the funds for financing the net unfinanced cost of the Marina (\$937,000) be provided from the special property sales reserve, which may be replaced when final financing arrangements for the whole False Creek Development become clear.
 - (3) The Development Consultant recommends that contracts for the floats and services, particularly, be negotiated rather than being separately designed and put out for competitive bid, in order to take advantage of the broad design, build and installation services offered by manufacturers, and to stay within the budget.

MOVED by Ald. Volrich,

THAT the recommendations of the Development Consultant contained in his report dated October 15, 1974, be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee
on Waterfront & Environment,
October 3, 1974

The Council considered this report which contains three clauses identified as follows:

- C1. 1: Noise Workshop
C1. 2: Development Permit Application No. 68065
North Foot Bute Street - Gulf Oil Canada
C1. 3: Pollution Report - Present Status

The Council took action as follows:

Noise Workshop
(Clause 1)

With respect to this Clause, Alderman Pendakur advised that S.P.E.C. has now provided a detailed budget disclosing other sources of funds for the program. In addition, they have submitted an outline of Simon Fraser University's involvement in the program.

MOVED by Ald. Pendakur,
THAT

- (a) Council grant \$11,610 to S.P.E.C. to provide for three months of noise workshops subject to S.P.E.C. conducting its program in consultation with citizen groups and Vancouver City area planning offices.

cont'd....

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Waterfront & Environment,
October 3, 1974 (continued)

Noise Workshop (Clause 1)
(continued)

- (b) the City Manager, in consultation with appropriate staff members, report to Council on a noise control program which would include hiring of a noise control program co-ordinator.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Development Permit Application
No. 68065 North Foot Bute Street -
Gulf Oil Canada (Clause 2)

MOVED by Ald. Pendakur,

THAT the resolution of the Committee contained in this Clause
be received and the recommendation be approved.

- CARRIED UNANIMOUSLY

Pollution Report - Present Status (Clause 3)

MOVED by Ald. Pendakur,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

DEPARTMENTAL GENERAL REPORT
OCTOBER 18, 1974

Works & Utility Matters
(October 18, 1974)

School Avenue: Joyce Street
to Tyne Street (Clause 1)

MOVED by Ald. Pendakur,

THAT the recommendations of the City Engineer contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee
on Community Development,
October 10, 1974

Broadway West Improvement
Project (clause 1)

MOVED by Ald. Volrich,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Regular Council, October 22, 1974 14

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

MANAGER'S GENERAL REPORT
OCTOBER 18, 1974

Works & Utility Matters
(October 18, 1974)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Lease of Portion of Glen Drive, South of Malkin Avenue, D.L. 182
- Cl. 2: Sidewalk Reconstruction
- Cl. 3: Conversion of Engineering Department Radio Systems
- Cl. 4: Pacific Centre Parking Garage Equipment - Block 42 - Tender No. 28-74-10
- Cl. 5: Block 52 Parking Garage - Financial Status
- Cl. 6: Amendments to the Greater Vancouver Sewerage and Drainage Act

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Pendakur,
THAT the recommendations of the City Manager contained in Clauses 1 to 4 inclusive be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

Amendments to the Greater Vancouver
Sewerage and Drainage Act (Clause 6)

MOVED by Ald. Bowers,
THAT this Clause be received for information;

FURTHER THAT a copy of this Clause be forwarded to the Board of the Greater Vancouver Regional District and the G.V.R.D. Sewer Committee for their information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(October 18, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Building By-law Appeal Board
- Cl. 2: Zoning and Development By-law - Recommended Changes

The Council took action as follows:

Building By-law Appeal
Board (Clause 1)

Council considered this Clause which contained the following recommendations:

- (1) That an Appeal Board be established with power to rule on interpretation of the Building By-law and that its membership should be similar to that proposed in this report.
- (2) That the Law Department be instructed to bring forward an appropriate amendment to the Building By-law to establish such Board.

(cont'd)

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Building & Planning Matters
(October 18, 1974) (continued)

Building By-law Appeal Board
(Clause 1) (continued)

- (3) That the Director of Permits and Licenses arrange for temporary part-time assistance in the Permits and Licenses Department, to provide secretarial service to the Building By-law Board of Appeal.

Further, that the Director report on the experience when appropriate, after the Board has been operating.

MOVED by Ald. Massey,

THAT recommendation (1) be amended to read as follows:

"That an Appeal Board be appointed with power to rule on interpretation of the Building By-law and matters dealing with new methods and materials, and that its membership should be similar to that proposed in this report."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

MOVED by Ald. Massey,

THAT the recommendations contained in this Clause, as amended, be approved.

- CARRIED UNANIMOUSLY

Zoning and Development By-law
Recommended Changes (Clause 2)

MOVED by Ald. Hardwick,

THAT the recommendations of the City Manager contained in this Clause be approved;

FURTHER THAT the proposed changes to the Zoning and Development By-law be implemented in 1974, subject to a Public Hearing to be held this year.

- CARRIED UNANIMOUSLY

During consideration of this Clause, the City Building Inspector cited the case of Mr. and Mrs. R.B. Sapro and Mr. and Mrs. Samuel Cotsman, who had previously appeared before Council with respect to an oversize ancillary building in their rear yards, and indicated that their situation will not be alleviated by the proposed amendments to the Zoning and Development By-law. It was agreed that Mr. and Mrs. Sapro and Mr. and Mrs. Cotsman be advised of the date and time of the Public Hearing to be held on the proposed changes to the Zoning and Development By-law.

Fire and Traffic Matters
(October 18, 1974)

Participation in Urban Goods Movement
Study to be Conducted in Vancouver
(Clause 1)

MOVED by Ald. Pendakur,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Finance Matters
(October 18, 1974)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Sewer Separation on Private Property
 - Cl. 2: Employee Suggestion Plan
 - Cl. 3: Safety Requirements - Queen Elizabeth Theatre
 - Cl. 4: Investment Matters (Various Funds) August, 1974
 - Cl. 5: Department of Human Resources Welfare Overages
 - Cl. 6: Archives - Staffing Requirements
 - Cl. 7: Archives Building Maintenance Account 8701/40

The Council took action as follows:

Sewer Separation on Private
Property (Clause 1)

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager be approved and
that Council rescind that portion of its resolution of July 30, 1974,
reading as follows:

"And further, that all property owners under item 2 above be given the opportunity of paying for the balance of the sewer separation costs on an optional basis of financing by the City over a 5, 10 or 15 year period."

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Clauses 2, 3, 4, 5 & 7

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager contained in Clauses 2, 3, 4 and 7 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

Archives - Staff Requirements (Clause 6)

MOVED by Ald. Bowers,

That recommendation (b) of the City Manager contained in this Clause be amended to read as follows:

"(b) Two 4-hour shifts daily be established, Monday to Saturday, inclusive, staffed by temporary part-time attendants, and that the City Manager report back to Council in six months' time on the matter."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager contained in this Clause, as amended, be approved;

FURTHER THAT the Minister of Education for British Columbia be requested to provide funds for this education service.

- CARRIED UNANIMOUSLY

— — — — —

The Council recessed at approximately 6:00 p.m. to reconvene in open session at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Marzari,
Massey, Rankin and Volrich

ABSENT: Alderman Gibson
Alderman Linnell
Alderman Pendakur

DELEGATIONS & UNFINISHED BUSINESS

**Demolition of Rental Accommodation -
Request to Withhold Demolition Permits**

City Council on October 8, 1974, deferred consideration of a communication from the Kitsilano Local Area Planning Citizens Committee dated October 4, 1974, pending the hearing of a delegation from the group and a report from the Director of Planning on this matter. The communication read, in part, as follows:

"At Kitsilano's Local Area Planning Citizen meeting held last Wednesday, October 2nd, a motion was passed 7 - 1 by the citizens. This motion is as follows:

THAT NO DEMOLITION PERMIT BE ISSUED WHICH PROVIDES FOR THE DESTRUCTION OF RENTAL ACCOMODATION UNLESS:

1. THE DEVELOPER CAN PROVIDE OTHER RENTAL ACCOMMODATION FOR THOSE BEING DISPLACED.
 2. THAT THIS ACCOMMODATION BE OF THE SAME QUALITY, QUANTITY AND PRICE RANGE.
 3. THAT THIS ACCOMMODATION BE WITHIN THE BOUNDARIES OF KITSILANO IF THE RESIDENT SO DESIRES."

Mr. Tom Hinkle addressed the Council on behalf of the Kitsilano Local Area Planning Citizens Committee and filed a brief requesting Council's endorsement of the motion quoted in their communication of October 4, 1974. The brief gave an example of seven (7) houses which were demolished in Kitsilano and the fate of the residents of these houses. Each house was a three-storey building and provided low-income accommodation for 28 people. Of this total, 9 relocated in Kitsilano, 16 relocated outside of Kitsilano and 3 are still without accommodation. Known rent increase - 8 people; known stable or lower rents - none.

Earlier in the proceedings, Council agreed to hear a delegation from Mr. G.F. Moul, President, Kitsilano Ratepayers' Association, on this matter. Mr. Moul made reference to his letter of October 7, 1974, to Council wherein the Kitsilano Ratepayers' Association recommended that the matter of local area planning in Kitsilano be reviewed and that the Kitsilano Local Area Planning Citizens Committee be restructured.

Council agreed to hear a representation from Mrs. Dallas, Cameron Road and West Point Grey Road Ratepayers' Association, appearing as a member of the Local Area Planning Committee. She spoke in support of the local area planning committee but was not in favour of the motion put forward by the committee. She was also in favour of restructuring of the Kitsilano Local Area Planning Citizens Committee.

cont'd...
...

Regular Council, October 22, 1974 18

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Demolition of Rental Accommodation -
Request to Withhold Demolition Permits
(continued)

Mr. Bell-Irving, Kitsilano Neighbourhood House, filed a brief and addressed Council supporting the motion put forward by the Kitsilano Local Area Planning Citizens Committee.

The Director of Planning and Mr. Dan Janczewski of the Kitsilano Planning Site Office, gave oral reports to Council on this matter. The Director of Planning stated that in his opinion, there are two means of resolving the present housing dilemma in the Kitsilano area:

- (a) interim down zoning of the area until such time as the area development plan is finalized;
- (b) permit no change in the present zoning of the area pending approval of the area development plan.

Mr. Janczewski advised that in the area of Kitsilano from Burrard to Larch Street and the waterfront to Broadway, there are presently 900 units of low-income housing remaining. With redevelopment, a total of 1800 housing units could be provided in this area, however, this would, in all probability, not be low-income housing.

MOVED by Ald. Rankin,

THAT the recommendation of the Director of Planning contained in his report dated July 5, 1974, and considered by Council at its meeting of July 9, 1974, and reading as follows be approved:

"The Director of Planning be instructed to apply for rezoning of all RM-3A (multiple-family) zoned lands to RT-2 (two family district) all lands bounded by approximately Burrard to Larch; and the waterfront to Broadway and that this application be referred directly to a Public Hearing after report from the Technical Planning Board and the City Planning Commission."

FURTHER THAT the Director of Planning be instructed to bring forward to Council, a local area plan for the Kitsilano area no later than March, 1975.

- LOST

(Aldermen Bowers, Hardwick, Massey, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,

THAT the representations of the delegations be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,

THAT for the next four month period, City Council review each application received for demolition of residential properties in the Kitsilano Area.

- CARRIED

(Alderman Bowers and the Mayor opposed)

Regular Council, October 22, 1974

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Control of Beer Parlours and Other Premises in the Downtown Eastside:
Anchor Hotel

Council on October 8, 1974, having considered a report dated September 19, 1974, from the Police Department on various beer parlours in the Downtown eastside, and a memo from the Mayor dated September 30th, on this matter, resolved that the owners of the Anchor Hotel be asked to appear before Council and show cause why their license should not be suspended.

Mr. R.G. Fox, Meredith and Company, appeared before Council on behalf of the lessor, Anchor Hotel Ltd. He reviewed the Police Department's report on this hotel beer parlour and submitted statements refuting the allegations contained therein.

MOVED by Ald. Rankin,

THAT the matter of the operation of the Anchor Hotel beer parlour be referred to the Standing Committee on Social Services for consideration in conjunction with a report from Inspector Lake of the Police Department on the current operation of this establishment; and

FURTHER THAT when this matter is considered by the Committee, the owners and operators of the Anchor Hotel be present and submit a written statement to the Committee on this matter.

- CARRIED UNANIMOUSLY

- - - - -

At this point, Alderman Hardwick left the meeting.

- - - - -

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

DEPARTMENTAL GENERAL REPORT
OCTOBER 18, 1974 (continued)

Property Matters
(October 18, 1974)

City Land at S/W Corner of Gore and Union - Request for Parking Lot
(Clause 1)

Earlier in the proceedings, Council agreed to hear delegations from Mr. John Tate, owner of Puccini's Italian Restaurant and Mr. Ditmars representing the residents of the 800 Block Gore Avenue and 200 Block Union Street on this matter.

Mr. Ditmars addressed the Council and referred to a petition from the residents of the 800 Block Gore Avenue and 200 Block Union Street requesting that Council not permit the City land at the south-west corner of Gore and Union to be used as a parking lot (copy of the petition previously circulated to Council).

Mr. Tate addressed Council on this matter and referred to a petition he had previously submitted to Council from a number of merchants in the area supporting the use of part of this City-owned land for parking. In addition, he stated that he had spoken to a number of the affected residents on Gore and Union, and residents of three houses on Union and one on Gore were in favour of the parking lot. It was suggested that an alternate location for the parking lot on this City-owned site should be explored.

MOVED by Ald. Marzari,

THAT the City-owned block bounded by Main, Prior, Gore and Union, be developed as landscaped open space at an estimated cost of \$8,000;

FURTHER THAT the City Engineer be instructed to carry out the landscaping; financing to come from existing Engineering capital funds.

- LOST

(Aldermen Bowers, Harcourt, Massey and Mayor opposed)

cont'd....

Regular Council, October 22, 1974 20

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Property Matters
(October 18, 1974) (continued)

City Land at S/W Corner of Gore and
Union - Request for Parking Lot
(Clause 1) (continued)

MOVED by Ald. Harcourt,

THAT the Director of Planning report back to Council with an alternate proposal to permit a relocated parking area as well as a substantial amount of landscaping particularly in the area adjacent to Gore Avenue.

- CARRIED

(Alderman Marzari opposed)

MANAGER'S GENERAL REPORT
OCTOBER 18, 1974 (continued)

Personnel Matters
(October 18, 1974)

The Council considered this report which contains two clauses identified as follows:

- C1. 1: Twenty-five Year Service Awards Ceremony
- C1. 2: Personnel Regulation No. 20 - Applications, Employment and No. 270 - Filling of Vacancies

The Council took action as follows:

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(October 18, 1974)

The Council considered this report which contains eight clauses identified as follows:

- C1. 1: Tenders for Lease - Situated S/E Corner Terminal Avenue & Columbia - Quebec Connector
- C1. 2: Villa Cathay Care Home Society and the Chinatown Lions
- C1. 3: S/E Corner Venables and Renfrew Streets
- C1. 4: Acquisition for Family Housing Project - 3293 Findlay Street
- C1. 5: Lot 11, Block 93, D.L. 264A - 673 East 5th Avenue
- C1. 6: Consent to Sub-Lease City Lots 17-19, Block A2, D.L. 2037 Situated 260 Terminal Avenue
- C1. 7: Assignment of Lease - 3205 West 41st Avenue
- C1. 8: Demolitions

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

(Alderman Marzari opposed Clause 2)

Clauses 3 to 8 Inclusive

MOVED by Ald. Volrich,

THAT the recommendations of the City Manager contained in Clauses 3 to 7 inclusive, be approved and Clause 8 be received for information.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

DEPARTMENTAL GENERAL REPORT
OCTOBER 18, 1974 (continued)

Building & Planning Matters
(October 18, 1974)

The Council considered this report which contains five clauses identified as follows:

- C1. 1: Arbutus Gardens - 1955 West 33rd Avenue
Development Permit Application No. 66096

C1. 2: Development Permit Application No. 67674
1995 Kingsway

C1. 3: Development Permit Application No. 67673
3950 Oak Street

C1. 4: Proposed Change of Use From One-Family Dwelling
to Restaurant - 1427 Howe Street

C1. 5: Repairs to Fire Damaged Building - 1243 West 7th Avenue

The Council took action as follows:

Clauses 1 to 4 Inclusive

MOVED by Ald. Massey,

THAT the recommendations of the Director of Planning contained in the Clauses 1, 2 and 3 and the recommendation of the City Building Inspector contained in Clause 4, be approved.

- CARRIED UNANIMOUSLY

Repairs to Fire Damaged
Building - 1243 West 7th Avenue
(Clause 5)

MOVED by Ald. Massey,

THAT the request on behalf of Mr. and Mrs. Robin Riddington to repair their fire damaged dwelling at 1243 West 7th Avenue, be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
October 18, 1974

Christmas Store Closing Hours (Clause 1)

MOVED by Ald. Volrich,

THAT no action be taken with respect to this Clause.

- CARRIED

(Alderman Bowers and the Mayor opposed)

Finance Matters
(October 18, 1974)

Poser and Reser Expenditures
(Clause 1)

MOVED by Ald. Harcourt,

THAT consideration of this Clause be deferred to the next meeting of Council and the Director of Social Planning be present to discuss the entire report with Council.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Illegal Suites: Hardship Cases

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under date of October 18, 1974:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Sidney James Dodd (tenant), 960 East 53rd Avenue
Therese Magee (owner), 472 East 38th Avenue

- (b) the following applications be approved for one year from the date of this Resolution:

Douglas R. Adams (tenant), 3605 West 8th Avenue
Kulgeet Gill (owner), 3627 East 46th Avenue
John Ntais (owner), 2304 Stephens Street
Elaine Zahorak (tenant), 3185 Gravely Street
Shelley Ruth Bell (tenant), 2980 Waterloo Street
Jack Bisler (tenant), 1855 East 15th Avenue
Francis Shiu Ram (owner), 2047 East 22nd Avenue
Garfield Byron H. Sundeen (tenant), 2617 West 7th Avenue
Lorelei B. McLean (tenant), 3810 Collingwood Street
Bertil VanBoer, Jr., (tenant), 173 S. W. Marine Drive
Alfredo Bermudez (owner), 875 West 26th Avenue
Robert J. Wilson (owner), 520 East 56th Avenue

- (c) the following applications be approved for six months from the date of this Resolution:

Yvonne Helwig (tenant), #9 - 1774 Grant Street
Bob Serake (tenant), #8 - 1774 Grant Street

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.

- (e) the following applications be not approved:

Tarsem Singh Banga (owner), 1860 Island Avenue
Dimitrios Kapantais (owner), 820 West 18th Avenue
Art Dyck and Judy Peters (tenants), 1383 East 64th Avenue
Kam Shing Mark (owner), 3372 Nanaimo Street "

MOVED by Ald. Bowers,

THAT recommendations (a) to (e) inclusive contained in the foregoing Special Committee report dated October 18, 1974, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Tender 749 - Dredging, Bank Protection
Pile Driving - Area 6 False Creek

The City Manager submitted the following report under date of October 18, 1974:

" The City Engineer reports as follows:

'Tenders for the Dredging, Bank Protection and Piledriving in Area 6 of False Creek were opened on October 15, 1974 and referred to the City Engineer for tabulation and report to the City Manager.

Three tenders were received, all have been checked and are in order. The bids are unit prices based on quantity estimates supplied by this Department. However, the total cost of the contract may vary according to the actual quantities measured during construction.

The low tender was submitted by Greenlees Piledriving in the amount of \$247,155.

The tender amount is within the departmental estimate and it is anticipated that the overall cost, including engineering overhead charges will approximate the budgeted funds for Winterworks in Area 6 for 1974-75.

The award will be subject to the Contractor supplying a large dredge on November 15th to work in Area 6 full time; i.e. so that dredging can proceed in both Areas 6 and 10 at the same time; and subject to the Development Consultant arranging removal of the boats at West Coast Salvage by November 1st. In this regard, the starting date for the low bidder will be the 15th of November.

The City Engineer recommends that:

- (a) A contract be awarded to the low tenderer as follows:

Greenlees Piledriving Company
630 Taylor Street
Vancouver, B. C. V6B 4H3

Contract No. 749.....\$247,155.

- (b) A contract satisfactory to the Director of Legal Services and the City Engineer be entered into when all boats have been removed from Area 6 and when written guarantee has been received from Greenlees Piledriving Company stating that a large clam-shell dredge will be provided on November 15th.
 - (c) In the event that Greenlees Piledriving is unable to provide a separate large dredge on November 15th, the contract be awarded to the second low bidder, Fraser River Piledriving Co. in the amount of \$250,932, which is also within the departmental estimate provided that this Company guarantee to provide a dredge on November 15th.
 - (d) The bid bonds of the unsuccessful tenders be returned.'

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved."

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in the
foregoing report, be approved.

- CARRIED UNANIMOUSLY

Regular Council, October 22, 1974 24

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
October 3, 1974

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Health Department Tour
- Cl. 2: Local Initiatives Program 1974 - 1975

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,

THAT Clause 1 be received for information and the recommendation of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on
Social Services, October 3, 1974

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Pofi Bar, 1716 Charles Street - Further Complaints of Residents
- Cl. 2: Downtown Eastside Residents' Association - Closures of Lodging Houses
- Cl. 3: Downtown Eastside Residents' Association - Rent Increase at 76 West 39th Avenue
- Cl. 4: Downtown Eastside Residents' Association - Rent Increase Drake Hotel
- Cl. 5: Franciscan Sisters of the Atonement - Black Topping and Drainage

The Council took action as follows:

Clauses 1, 3, 4 and 5

MOVED by Ald. Rankin,

THAT Clauses 1, 3, 4 and 5, be received for information.

- CARRIED UNANIMOUSLY

Downtown Eastside Residents' Association -
Closures of Lodging Houses (Clause 2)

MOVED by Ald. Rankin,

THAT the resolution of the Committee contained in this Clause, be approved, after amendment as follows:

"That the petition dated September 30, 1974, from D.E.R.A. requesting new housing in the Downtown East Side be referred to the Standing Committee of Council on Housing and that the Director of Legal Services be asked to examine Chapter 4, Section 4(a) and Chapter 5, Section (1) of the Archaeological and Historic Sites Protection Act and advise the Standing Committee of Council on Housing whether these Sections may be of use to the City in controlling the use of existing structures in the Gastown and Chinatown Historic Area."

- CARRIED UNANIMOUSLY

(Underlining indicates
amendment)

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Development,
October 3, 1974

The Council considered this report which contains five clauses identified as follows:

- C1. 1: Neighbourhood Pub Applications
 - C1. 2: Liquor Permit Application - 156 West Hastings
 - C1. 3: Street Vendors
 - C1. 4: Liquor Permit Application - 1018 Burnaby Street
 - C1. 5: Illegal Suite Policy

The Council took action as follows:

Clauses 1 to 4 Inclusive

MOVED by Ald. Volrich,

THAT Clauses 1, 2 and 3 be received for information and the recommendation of the Committee contained in Clause 4 be approved.

(Alderman Rankin opposed Clause 4) - CARRIED UNANIMOUSLY

Illegal Suite Policy (Clause 5)

MOVED by Ald. Volrich,

THAT the recommendations of the Committee contained in this Clause be approved, after amending recommendation (A) to read as follows:

"(A) That the Council approve the study on Housing Conversion as recommended today by the Standing Committee on Finance and Administration under the LIP Projects. If the City's LIP project application is not approved, a sample survey be carried out in the four designated areas within the next month to provide a good sampling of public reaction; the Planning Department to provide an estimate of costs of such a survey."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

Report of Standing Committee on
Civic Development, October 3, 1974

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Downtown Planning Report
Cl. 2: Preparation of a Preliminary Land Use Plan -
Area 10 False Creek

The Council took action as follows:

Downtown Planning Report (Clause 1)

MOVED by Ald. Massey,

THAT the recommendations of the Committee contained in this Clause be approved after amendment to recommendation (b) to read as follows:

"(b) That the Director of Planning prepare a summary brochure for public information to be distributed widely, free of charge, and that funds in the amount of up to \$5,000 be approved to prepare 3,000 copies of the brochure. Funds to include fees for a professional writer, graphics assistance and printing costs. It is anticipated that this brochure would take one month to prepare."

(Underlining indicates amendment)

- CARRIED UNANIMOUSLY
cont'd....

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Civic Development, October 3, 1974
(continued)

Preparation of a Preliminary Land
Use Plan - Area 10 False Creek
(Clause 2)

MOVED by Ald. Massey,
THAT the recommendations of the Committee contained in this
Clause, be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee
on Finance & Administration,
October 3, 1974

Development Permit Application Process (Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Report of Standing Committee on
Civic Development, October 10, 1974

Downtown Planning Report (Clause 1)

MOVED by Ald. Massey,
THAT the recommendations of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Finance
and Administration and Vehicles for
Hire Board, October 10, 1974

Buster's Auto Towing
(Clause 1)

MOVED by Ald. Bowers,
 THAT the recommendations of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee
on Finance & Administration,
October 10, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Urban Reader
Cl. 2: VanDusen Botanical Gardens

The Council took action as follows:

Urban Reader (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
October 10, 1974 (continued)

VanDusen Botanical Gardens
(Clause 2)

The Chairman requested and received permission that the following statement contained in this Clause be amended to read as follows:

"The Park Board had suggested that \$240,000 be provided from the 1975 Supplementary Capital Budget."

MOVED by Ald. Bowers,
 THAT the recommendations of the Committee contained in this
Clause be approved.

- CARRIED

(Aldermen Harcourt and Rankin opposed)

Report of Standing Committee
on Waterfront & Environment,
October 10, 1974

The Council considered this report which contains two clauses identified as follows:

C1. 1: Street Lighting
C1. 2: Street Lighting Study

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Massey,
THAT Clauses 1 and 2 be received for information.

- CARRIED UNANIMOUSLY

Report of Standing Committee
on Housing, October 15, 1974

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Fire By-law Enforcement
- Cl. 2: Tenant Relocation in the Core Area
- Cl. 3: Vancouver East Lions Senior Citizens Housing Project
- Cl. 4: Senior Citizens' Housing Site at 5th and Renfrew
- Cl. 5: Enforcement of Lodging Housing By-law on "Inside Rooms"

The Council took action as follows

Clauses 1 to 5 Inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses
1, 2 and 3 be approved and Clauses 4 and 5 be received for
information.

- CARRIED UNANIMOUSLY

Regular Council, October 22, 1974 28

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Travel Expenses:
Alderman Harcourt

Alderman Harcourt requested permission to travel to Ottawa to meet with senior C.M.H.C. Officials to discuss a number of matters related to housing in the City of Vancouver.

MOVED by Ald. Volrich,

THAT approval be given to Alderman Harcourt to travel to Ottawa to meet with senior C.M.H.C. Officials on housing matters;

FURTHER THAT the City pay all expenses incurred by Alderman Harcourt in this regard.

- CARRIED UNANIMOUSLY

Report of Special Committee re
Orpheum Theatre, October 17, 1974

The Special Committee re Orpheum Theatre submitted the following report dated October 17, 1974, with respect to proposal call for construction management:

"A meeting of the Special Committee re Orpheum Theatre was held on Thursday, October 17, 1974. Alderman Massey advised that a meeting of the Clients' Committee re Orpheum Theatre had been held on October 15, 1974 to discuss the questions of Proposal Call for Construction Management and retaining the services of Consultants for acoustical engineering services for renovations to the Orpheum Theatre.

Arising from the recommendations of the Clients' Committee to the Orpheum Theatre Committee, it is recommended

- A. THAT the architects discuss the matter of Proposal Call for Construction Management directly with Mr. A. Langley, Assistant Director of Construction and Maintenance, rather than reporting back to the Clients' Committee;
- B. THAT Bolt, Beranek & Newman Inc. and Barron and Strachan be retained as Consultants for acoustical engineering services for renovations to the Orpheum Theatre;
- C. THAT the City Manager be requested to undertake the fee contractual arrangements on a per diem basis, such fees not to exceed \$71,000; with the scope of services to be provided in accordance with the letters from Bolt, Beranek, and Newman Inc. under date of October 2, 1974 and Barron and Strachan under date of October 3, 1974."

(Letters on file in City Clerk's Office)

MOVED by Ald. Bowers,

THAT the recommendations of the Special Committee contained in the foregoing report be approved.

- CARRIED

(Alderman Rankin opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

SECONDED by Ald. Rankin,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Control of Demolition of Buildings

At the Council meeting of October 8, 1974, Alderman Rankin submitted the following Notice of Motion which was recognized by the Chair:

"THAT Council request the Director of Legal Services to bring forward a suitable By-law covering control of demolition of all buildings in the City of Vancouver."

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the foregoing motion be amended to read as follows:

"THAT Council request the Director of Legal Services to report on a suitable By-law covering control of demolition of buildings in the City of Vancouver, with specific reference to the Toronto By-law."

- CARRIED UNANIMOUSLY

— — — — —

The Council adjourned at approximately 11:00 p.m.

* * * *

The foregoing are Minutes of the Regular Council meeting of October 22, 1974, adopted on October 29, 1974.

A. Phillips
MAYOR

B. T. Lill
CITY CLERK

Manager's Report, October 18, 1974 (WORKS - 1)

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of Portion of Glen Drive, South of Malkin Avenue, D.L. 182

The City Engineer reports as follows:

"On April 30, 1974, Council approved the lease of Lot 5, Block 48, D.L. 182 together with Lots 1 to 6, Subdivision 48, Block F, W $\frac{1}{2}$, D.L. 182 to Bowell McLean Motor Co. Ltd. This company now wishes to lease a portion of Glen Drive which is adjacent to the above leased property.

This portion of Glen Drive is not open and is bounded on the north and south by railway tracks. The applicant has arranged with Burlington Northern Railway Company for a private crossing to this site. The area has been filled.

I RECOMMEND that the portion of Glen Drive, south of Malkin Avenue, as shown outlined red on plan marginally numbered LF 7105 be closed, stopped up and leased to Bowell McLean Motor Co. Ltd. subject to the following conditions:

- (a) the applicant to make all necessary arrangements for the private crossing of the railway tracks on Glen Drive;
- (b) the term of the lease be ten years, commencing July 1, 1974, with a six month notice of cancellation if required for municipal purposes;
- (c) the rental for the initial two years of the lease to be for the sum of \$2,936.00 per year plus taxes as if levied, and the next three years to be for the sum of \$3,915.00 per year plus taxes as if levied. Payments are to be made on a monthly basis, with a five-year review to apply from July 1, 1979, in accordance with the recommendation of the Supervisor of Property and Insurance;
- (d) the lease area to be used for parking and storage only and no buildings shall be placed on the lease area;
- (e) the City to have the right of entry at any time to the lease area for the purpose of construction or maintenance of public utilities;
- (f) the agreement to be to the satisfaction of the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS the foregoing be approved.

2. Sidewalk Reconstruction

The City Engineer reports as follows:

"On September 18, 1973, Council adopted a recommendation of the Standing Committee of Council on Finance & Administration that the City adopt a Policy that reconstruction and replacement of existing sidewalks, not be by Local Improvement, but be paid for by the citizens at large.

Acting on this recommendation, the City Engineer included the sum of \$100,000 in the 1974 Streets Basic Capital Budget for the reconstruction of deteriorated sidewalks. The submission was approved subject to a further report to Council.

This sum will enable the Engineering Department to commence replacing sections of sidewalk throughout the City which have deteriorated to a point where normal maintenance can no longer economically provide a satisfactory walking surface. Funds to continue the reconstruction of deteriorated sidewalks at a very modest rate have been included in the 1976-80 Capital Works Program.

Manager's Report, October 18, 1974 (WORKS - 2)

Clause 2 cont'd

I RECOMMEND that Council approve the expenditure of \$100,000 contained in the 1974 Streets Capital Budget for the reconstruction of deteriorated sidewalks."

The City Manager RECOMMENDS that the foregoing be approved.

3. Conversion of Engineering Department Radio Systems

The City Engineer reports as follows:

"The conversion of the Engineering radio systems to "repeater" operation was approved in principle by Council on May 29, 1973 and was included in 1974 Supplementary Capital Budget which was presented to Council on May 28, 1974. Council approved the allocation of funds for this project subject to a detailed report being presented.

The following is the detailed report requested:

The Engineering Operations Branches are experiencing difficulties because of the overloading on their radio channels which do not permit adequate communication and reduces the efficiency of their operations. It is essential that these radio systems be converted as soon as possible to provide adequate radio communication for the Engineering Department, particularly during emergencies such as floods, broken watermains and snow removal.

The conversion of the Engineering channels to "repeater" operation will enable employees to hear both sides of all conversations and will make it possible to communicate directly from one mobile to another. With the present radio systems it is necessary for the operator to relay all messages between mobiles which is time consuming and introduces the possibility of misunderstandings and errors. The "repeater" operation which allows both sides of the conversation to be heard will eliminate one mobile "talking over" the conversation of another accidentally which causes considerable interruption and confusion on the present system.

A two year program is proposed for converting the Engineering radio systems to "repeater" operation at an estimated cost of \$124,000. The first phase which is proposed for 1974 at an estimated cost of \$67,000 will convert the two Engineering systems now being used by the Operations Branches which work out of the Manitoba Yards.

The second phase which is proposed for 1975 at an estimated cost of \$57,000 will be advanced to convert the radio system used by the Electrical Division and the Pound. To alleviate the crowding on the systems used by the other Engineering Operations Branches, the vehicles used by the Shops-Garage and the Traffic Paint Shop will also be transferred to the new Electrical system.

The Parks Board and the School Board who are presently sharing the existing Electrical System will remain on it. A request to retain this simplex frequency has been made to the Federal Department of Communication who control the assignment of frequencies. The Parks Board want to convert to the repeater system to have the ability to talk from vehicle to vehicle but do not have the funds at this time. The new system will be adequate for them to be added in the future.

Considerable engineering work is required to design and implement the radio conversions. Because of the present commitment for the design of the Police radio system, new Fire Alarm systems and new Communication Centre, the Electrical Division is unable to do the work on the Engineering Radio. It will be necessary to have a consultant design the system and to hire a temporary Electrical Technician I in the Electrical Engineering Division to do the detailed investigation of the existing radio sets to be converted. It is estimated that the consultant's fee will amount to \$8,000 and the cost of a temporary Electrical Technician I for six months will amount to approximately \$7,000. These engineering costs are included in the \$124,000 estimated for the conversion.

The Director of Personnel Services concurs with the classification of the Electrical Technician I to perform this work.

Manager's Report, October 18, 1974 (WORKS - 3)

Clause 3 cont'd

The City Engineer RECOMMENDS that:

(a) \$67,000 be appropriated in the 1974 Supplementary Budget for the first phase of converting the Engineering Radio Systems to "repeater" systems.

(b) \$57,000 be approved in principle for the second phase to be included in the 1975 Supplementary Capital Budget.

(c) That a Consulting Engineer be engaged to prepare the design and specifications for the systems.

(d) That an Electrical Technician I be employed for a period of six months to carry out the detailed work on this project. The costs for the Consultant and Electrical Technician I are included in the estimated cost of this conversion project."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

4. Pacific Center Parking Garage Equipment - Block 42 -
Tender No. 28-74-10

The City Engineer reports as follows:

"In accordance with Sections 16.01 and 16.02 of the Pacific Center Lease Agreement, the City is responsible for maintaining and operating the parking facilities in Blocks 42 and 52 as a single parking garage. The most recent plans received by the City Engineer indicate a total of 1554 parking spaces on two levels in these two blocks. Extension of the Block 52 parking control facilities to Block 42 will require the installation of additional equipment. Tenders for the necessary equipment were opened by the City Manager on August 19, 1974, and referred to the City Engineer. He reports as follows:

Two tenders (attached) were received and are considered in order of price.

- I. Bid No. 1 is the lowest bid, meets the specification and is recommended.
- II. Bid No. 2 fails to meet the specification, was submitted as a 'proposal' and did not include the necessary bonds.

A number of additional items were included in the tender. Approval of the following are recommended:

- (i) Revision of existing exit booths by reducing the level of chairs and cash registers and installing sliding glass windows for improved 'human engineering' (\$2,000 total price).
- (ii) Inclusion of 'monthly' counter in the total activity panel (\$600 total price).
- (iii) "Anti-passback" system including automated exit gates for monthly parkers. This package will automate about 40% of the peak hour exiting activity and result in an annual saving of approximately \$20,000 in payroll costs (\$5,750 total price).
- (iii)a. Supply of 4,000 monthly parker pass cards for above system (\$7,000 total price).
- (iv) Silent manually operated burglar alarm devices in two booths and the office area (\$900 total price).
- (v) Closed-circuit television coverage of the entrance ways in Block 42 and 52 to receivers in both office area and main control booth (\$8,980 total price). These items are required principally to reduce the level of vandalism and damage to the parking equipment, as well as to monitor operating problems at the entrance gates.
- (vi) Duplicate (slave) parking control equipment in the office area (\$5,100 total price). This equipment would be of assistance to the lot manager in controlling the operation while attending to other duties.

Manager's Report, October 18, 1974 (WORKS - 5)

Clause 5 Cont'd

Proportion of Taxes	6,838	7,894
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Insurance	419	444
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The invoice for insurance has not yet been received. An increase of 6% is assumed.

Signage Repairs	300	242
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Signage repairs are somewhat greater than anticipated due to the delay in the major signage program which was to have been coincidental with the completion of the Block 42 portion of the garage.

Operating Expenses	\$12,758	\$14,899
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The principal components of the operating expenses have increased significantly. Wages have increased from \$5,916 to \$7,752 per month. The annual business tax has increased from \$18,700 to \$43,700 per year. This extraordinary increase is due to a combination of factors affecting the assessment base and is not likely to recur. While these two components account for an increase of almost \$4,000 per month, other operating expenses have been reduced by \$2,000 per month. This reduction follows the high "start-up" expenses incurred during 1973.

Management Fee	833	833
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The management contract with the Downtown Parking Corporation has expired and is being continued on a month to month basis.

TOTAL	<u>\$52,695</u>	<u>\$55,859</u>
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Summary

Whereas the operation lost \$70,690 in 1973, current indications are that, after paying \$138,425 in municipal taxes, it will break even and possibly earn \$10,000 in 1974.

The City Manager submits the foregoing report for Council's INFORMATION."

6. Amendments to the Greater Vancouver Sewerage and Drainage Act

The City Engineer reports as follows:

"The following report is submitted in response to a request from Alderman Bowers for background information concerning the recent amendments to the Greater Vancouver Sewerage District Act dealing with waste disposal.

Discussions of Regional Disposal operations began in the early 1970's. On March 16, 1971, a report was forwarded to Council, outlining an essentially voluntary Regional disposal system which municipalities could opt into. Refuse collection was to remain a municipal function except where individual municipalities requested a regional service. Take-over of existing municipal landfills was to receive a low priority. Council approved the endorsement of the proposals, with particular emphasis on problems of semi-solids, oils and other non-sewerable wastes, as recommended by the City Engineer.

The Regional District report in 1971 contained various recommendations amongst which was that "Appropriate supplemental letters patent be requested from the Provincial Government" in order for the District to assume responsibility for dealing with all matters pertaining to disposal of solid, semi-solid and wet (non-sewerable) solid wastes. These letters patent asked for far more authority than had been originally proposed and introduced compulsion. The City objected to these and demonstrated that Vancouver stood to lose because our operation was the most economic in the region and compulsory joining of regional disposal would raise our costs as well as reduce the life of our disposal site. After much discussion and exchange of information at the officials level the Regional District decided to not request supplementary letters patent and proceeded to obtain a change in the Greater Vancouver Sewerage and Drainage Act, which would provide the authority

Manager's Report, October 18, 1974 (WORKS - 6)

Clause 6 Cont'd

to, in general, permit the District to dispose of all types of waste without further recourse to the member municipalities, and regulate all waste disposal facilities within the District by passage of a By-law. The exact wording of the amendment is attached for information.

Section 7A(1) in the amendment provides that the objects of the G.V.R.D. shall also be the disposal of waste in substantial accordance with a report of the Board of Engineers. This report recommended that in effect:

- (i) That there be two disposal sites, one at Burn's Bog and one at the Surrey Bend area.
- (ii) That the under taking not be proceeded with unless a sufficient number of the municipalities, in the eastern and northern parts to make a viable operation, agree to participate.

Certain of the easterly and northerly member municipalities are in immediate need of a solid waste disposal site and the G.V.R.D. has undertaken to bring in a report by October, 1974, to deal with this situation.

This report is in the process of preparation. However discussions with G.V.R.D. staff members suggests that the report will likely recommend that a disposal site be acquired and operated by G.V.R.D. in the eastern section and that Vancouver continue to own and operate its present site in Delta. Recommendations concerning the financing and method of capital cost distribution have not been finalized and will have to be reviewed carefully when the report is available to determine how the City of Vancouver (and other municipalities not benefiting directly) will be affected.

With the passage of the Amendment to the Sewerage and Drainage Act the G.V.R.D. has all the authority needed to implement what appears to be the present objectives. The District may also by passage of a By-law regulate all aspects of any waste disposal facilities in the G.V.R.D. as outlined in Section 7A(3) of the amendment including those operated by Vancouver City. It is understood, however, from G.V.R.D. officials that this section is to provide control over private operators only, however, it could be applied to the City.

In the present circumstances, pending the completion of the current review by G.V.R.D. of short term needs for solid waste disposal, there appears to be no need for the G.V.R.D. to pass By-laws pursuant to the recent amendments to the Greater Vancouver Sewerage District Act.

In general, it appears that a regionally operated disposal site in the eastern sector of the Region might be economically sound. It is probable that those municipalities now without adequate disposal facilities will choose to opt into a Regional scheme. However, no rationale is seen for inclusion of the Vancouver site in a Regional scheme simply because it exists. Vancouver now handles refuse from Delta, White Rock, and University Endowment Lands, as well as from the City of Vancouver and many private contractors. Vancouver has operated a landfill for many years and has gained substantial practical experience and knowledge in the operation of a landfill site. In many ways, Vancouver's facilities to 'back-up' and support a landfill operation substantially exceed those which could be provided economically by a Regional service. Unless a substantial cost advantage to Vancouver can be proven it is considered that total regionalization is not warranted. Analyses to date show that this is not likely to be the case."

The City Manager submits the above report of the City Engineer for Council's INFORMATION.

Manager's Report, October 18, 1974 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Building By-law Appeal Board

The City Building Inspector reports as follows:

"On February 19th, 1974, Council passed the following resolution:

- '(1) THAT the City should have a Board of Appeal to deal with new methods, materials and procedures.
- (2) THAT subject to the approval of the Minister of Municipal Affairs, the Board be the one established by the Provincial Government under the authority of Section 719B of the Municipal Act.'

Honourable J. Lorimer, Minister of Municipal Affairs, in response to a letter from the Director of Permits and Licenses, advised us to contact Mr. W.J. Larter of his Department. The City Building Inspector met with Mr. Larter in Victoria and discussed the matter of Vancouver using the services of the B.C. Building Code Appeal Board. Mr. Larter and Mr. Currie, Chairman of the Board, advised that it would not be possible on the basis of Item (1) above of the Council resolution. They pointed out the power they had under the Municipal Act permitted them to allow appeals involving the interpretation or application of the Code, but they had no power to deal with new materials, methods or procedures.

The report to Council of February 19th, 1974, recommended dealing with new materials. This was proposed following the lead of by-laws governing the Boards of Appeal in Calgary, Edmonton and Winnipeg. Since then it has come to our attention that the Associate Committee on the National Building Code is becoming involved in the matter of evaluation of materials, systems and components. This will be a more satisfactory way of dealing with new materials and methods than it would be through a Board of Appeal. In the meantime, the Building By-law gives the Building Inspector the power to deal with new methods and materials.

It is proposed therefore that the terms of reference for an Appeal Board be changed to be in accord with that which is in the Municipal Act. A proposed draft amendment to the Building By-law, which would cover the point made by the Provincial officials, was sent to Mr. Larter on April 30th, 1974. On May 15th, 1974 he advised me by telephone that he believed they would be able to allow Vancouver to use the B.C. Building Code Appeal Board but that he was waiting for confirmation from the Minister. I sent a further letter on June 21st, 1974 and was advised by telephone that the Minister had been reminded but had not given a firm answer.

In view of the foregoing, Council may wish to consider setting up a local Appeal Board with power to rule on interpretation of the By-law. It is suggested that the Board could be made up of the following:

- 1 member of the Architectural Institute of B.C.
- 1 member of the Association of Professional Engineers of B. C. (Structural)
- 1 member of the Association of Professional Engineers of B.C. (Mechanical)

Manager's Report, October 18, 1974 (BUILDING - 2)

Clause #1 continued:

- 1 representative of the Amalgamated Construction Association
- 1 representative of the Housing & Urban Development Association
- 1 representative of the Canadian Underwriters' Association
- 1 member of the Law Society of B.C.

It is suggested that such persons be chosen by the Council rather than recommended by the pertinent organization. It is felt that members should be chosen having regard to their knowledge of building in general, the National Building Code, as well as their general ability to exercise judgment in an objective way. Some reasonable honorarium and amount to cover expenses should be provided.

An Appeal Board will require technical and clerical assistance. It is difficult at this point to estimate how much will be involved but at least a secretary will be required to prepare agendas and keep records.

On the basis that Council wishes to establish a Board of Appeal, the following recommendations are made:

- (1) That an Appeal Board be established with power to rule on interpretation of the Building By-law and that its membership should be similar to that proposed in this report.
- (2) That the Law Department be instructed to bring forward an appropriate amendment to the Building By-law to establish such Board.
- (3) That the Director of Permits and Licenses arrange for temporary part-time assistance in the Permits and Licenses Department, to provide secretarial service to the Building By-law Board of Appeal.

FURTHER, that the Director report on the experience when appropriate, after the Board has been operating.

Note:

A copy of Section 719 (B) of the Municipal Act, and a copy of the Terms of Reference for the Provincial Building Code Appeal Board are attached for information.

The City Manager RECOMMENDS that the foregoing recommendations, contained in the report of the City Building Inspector, be approved.

2. Zoning and Development By-law Recommended Changes

*City Council, at its meeting on December 11, 1973, approved the recommendations of a report concerning the procedural by-law and administrative changes necessary for the effective processing of development permits. The recommendations in that report, (including by-law changes), were designed to reduce the length of time taken from receipt of the application to the issuance of a permit. The by-law changes have not yet been effected.

As City Manager, I RECOMMEND that:

Manager's Report, October 18, 1974 (BUILDING - 3)

Clause #2 continued:

The Director of Legal Services, in consultation with the Director of Planning, be instructed to draft amendments to the Zoning and Development By-law, to give effect to the following changes, after arranging for the necessary Public Hearings:

(a) Enforcement

To give the Director of Permits and Licenses responsibility for enforcement of the By-law.

(b) Permit Applications to be submitted to the Director of Permits and Licenses

To amend Part III, Section 8, (1) (a) to require applicants to submit Development Permit Applications to the Director of Planning or to the Director of Permits and Licenses.

Comment

This amendment will regularize the present and proposed procedure whereby applications are received in the Department of Permits and Licenses.

(c) Erection of more than one principal building on one Site in an Industrial District

To eliminate the Industrial District (M) from Section 3(9)(a)(ii) and alter the "M" Schedule as necessary.

Comment

At the present time, the Director of Planning may exercise discretion concerning the erection of more than one principal building on one site - this requirement is not considered necessary in an Industrial District.

(d) Validation of Existing Yards

To amend the By-law to give automatic approval for Side Yards if the addition conforms in all other respects with the requirements of the By-law.

To refer to the Director of Planning if either the front or rear yard does not conform with the requirement of the By-law.

To eliminate the limitation for yard requirements noted at Part II 3 (9) (a) (i) of the By-law.

Comment

There are many instances of requests for additional development, but on submission of plans it is found that the existing yard allowances do not comply with the By-law as the building has been "in situ" since construction and alteration would be impractical. This has caused annoyance to the applicant as delay has occurred by reason of the By-law requirement for the application to be dealt with by the Technical Planning Board.

(e) Multiple Conversion Dwellings

This involves control of "illegal suites," all of which have been approved by the Technical Planning Board and as a condition applicable to the Development Permit, the applicant must obtain a license from the Chief License Inspector.

It is recommended that the renewal procedures be reviewed by the Director of Planning and the Director of Permits and Licenses, with a view to eliminating the need for reapplication for a Development Permit, and providing for a statutory

Manager's Report, October 18, 1974 (BUILDING - 4)

Clause #2 continued:

declaration or other form of application for the issue of a City license. The Director of Permits and Licenses also to report on institution of an inspection service to maintain staff involvement, without inconveniencing the applicant unnecessarily.

(f) Floor Space Ratio in Family Dwellings
(RS & RT Schedules)

To change the floor space ratio to 0.60 for the gross floor area, excluding sundeck and ancillary buildings. The site coverage to be not more than 35% for principal and ancillary buildings with the proviso that in any event ancillary buildings can be 500 sq. ft.

Comment:

The present floor space ratio is 0.45 for habitable accommodation in RS areas. In RT areas, the gross floor space ratio is 0.45 at the present time.

Examination of Board of Variance agendas discloses that most applications for relaxation of the FSR relate to lots of 33' in width. In fact, there are practically no requests for relaxation of the FSR in the case of 50' lots as a developer may build a house of 2700 sq. ft. of habitable area.

Under the present regulations, developers on a 33' lot can build a house with habitable accommodation of about 1800 sq. ft. and in many instances, this leaves actual floor space in the basement area which, technically, cannot be developed.

This condition applies only to single family dwellings and the change will result in the legal development of some basements.

(g) Distance between Dwelling and Ancillary Buildings
in RS, RT and RM Schedules

To delete the distance requirements.

Comment:

The By-law now states, "no ancillary building shall be closer than 12' to any dwelling on the property."

(h) Garages for Family Dwellings

To delete the limitation of size.

Comment:

The By-law in the RS1 and similar schedules provides that a garage may "not occupy an area greater than 25% of the minimum rear yard - or 460 sq. ft., whichever is the greater." The size of the garage or ancillary building will be governed by the limitation of the floor space ratio and site coverage noted above.

The City Manager RECOMMENDS that the foregoing recommendation be approved.

Manager's Report, October 18, 1974 (FIRE - 1)

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Participation in Urban Goods Movement Study to be Conducted in Vancouver

The City Engineer reports as follows:

"The Roads and Transportation Association of Canada with the assistance of the Ministry of State for Urban Affairs has proposed a research project into urban goods movement to evaluate possible changes in the goods movement function in Canadian cities. The study will involve data collection and analysis in both Vancouver and Regina. RTAC personnel have indicated that the preferred method of participation by Vancouver would be the provision of a portion of the study cost, say \$5,000, out of the total estimated \$100,000.

Basic data related to goods movement would be usable for many studies carried out by the Engineering Department. The analytical techniques which would be developed in the study could be used subsequently by City staff. In view of the relatively small proposed contribution by the City, our participation seems well justified. Although a vacancy in our Transportation Branch makes full participation in lieu of a financial contribution impossible, civic staff will participate in this study to ensure we are able to make good use of the material produced. This study was referred to in the recent presentation from this Department on truck routes.

The Comptroller of Accounts advises that if Council wishes to approve participation in the study \$5,000 will be provided for this purpose from the Contingency Reserve."

The City Manager RECOMMENDS that City Council authorize a contribution of \$5,000 toward the study in Vancouver, the payment to be made to the Minister of State for Urban Affairs in a manner to be approved by the City Manager.

FOR COUNCIL ACTION SEE PAGE(S) 464

Manager's Report, October 18, 1974 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Sewer Separation on Private Property

The City Manager has received the following report from the Director of Finance.

"On July 23 and July 30, 1974 City Council considered reports of the City Engineer and Finance Committee regarding sewer separation on private property and the various options with regard to who should pay the cost and how it might be financed. Council's action was that:

1. In existing separate sewer areas, (e.g. Still Creek) where pollution is being caused by defects on private property, the property owner bring his system up to City standards at his cost, but with the opportunity to finance the work through the City (estimated cost \$300-400,000 in 1974 dollars).
2. In areas where combined sewers are being changed to separate sewers, the City to pay the cost of all work between the property line and the building with property owners paying for all changes inside the buildings - estimated cost to City of \$2,000,000. (This \$2,000,000 is 1974 dollars.)
3. And further, that all property owners under item 2 above be given the opportunity of paying for the balance of the sewer separation costs on an optional basis of financing by the City over a 5, 10 or 15 year period.

The City Engineer pointed out that I had not had an opportunity to review the financial implications of the above suggestions but that I was extremely concerned about the potential cost to the City and precedent that would be set if the City were to pay the cost of this work on private property.

While I am concerned and am in opposition to the concept of the City paying for such work that has historically been the responsibility of the property owner, I do recognize Council's reasons for the action. However, the parts of the Council action regarding allowing the property owners to finance their internal building sewer separation costs through the City (part of 1, & 3), present some problems.

The City Engineer's estimate of the cost of the sewer separation work inside of buildings was \$5,000,000 at 1974 cost levels. Allowing for the same degree of inflation as we have assumed in the Five Year Plan and assuming the Engineering Department's estimate of timing, the funds required to provide financing for the property owners, on a gross basis would be as follows:

1975	\$ 1,300,000
1976	1,500,000
1977	1,700,000
1978	2,000,000
1979	1,000,000

However, as these would be loans repayable by the property owners the net cash needed would be on the order of the following:

Year	5 Year Financing	10 Year Financing	15 Year Financing
1975	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000
1976	1,157,000	1,288,000	1,329,000
1977	961,000	1,244,000	1,332,000
1978	813,000	1,267,000	1,408,000
1979	-	-	145,000

Manager's Report, October 18, 1974 (FINANCE - 2)

Clause No.1 (continued)

Following 1978 or 1979 as the case may be, a positive cash flow would be generated, paying back the City. The above table is only approximate as it does assume a specific interest rate that might not actually apply at the time of financing.

There are no Funds available in the City to which this debt could be sold. This means that we would have to establish a new Fund for this specific purpose. There is no cash available to establish the Fund nor can the Supplementary Capital Budget be expected to supply the Funds in the period 1975 to 1979. It would be extremely unwise to use up the City's borrowing capacity to create such a Fund as borrowing is already going to be very difficult. This means, that if a way is found around the opinion of the Director of Legal Services given below, that City Council would presumably have to raise the Funds in the annual operating budget. This implies increasing the tax levy sufficiently to raise these required Funds.

The only apparent reason for giving property owners the possibility of financing these costs through the City is the difficulty they may have in the normal financial markets. It is my very firm opinion that the City should not try to replace normal market financing as it is totally beyond our capacity. The City faces the same type of problems as anyone else in operating in a very tight financial market situation and can hardly be expected to bear its own load plus the load of others.

The Director of Legal Services is of the opinion that the City has no power to implement Council's resolution regarding allowing property owners to finance their internal building's sewer separation costs through the City without charter changes. The City Engineer does not expect work within buildings will be required in existing separate areas, e.g. Still Creek, so section 1 above can be implemented. However, this is not true of section 3.

I strongly recommend that Council rescind part of its resolution of July 30, 1974 wherein property owners are given the opportunity of paying for the sewer separation costs inside their building on an optional basis of financing by the City. If Council is not prepared to do this then the Director of Legal Services will have to seek a Charter Amendment and this Council would have to recommend to future Councils that the necessary financing be generated in future annual operating budgets."

The City Manager RECOMMENDS the approval of the recommendation of the Director of Finance.

2. Employee Suggestion Plan

The City Manager has received the following report from the Employee Suggestion Plan Committee:

SUGGESTIONS MERITING AWARDS

a. No. 196

All applications requesting validation of yards are subject to the approval of the Director of Planning, and the present practice requires an inspection of the site by a member of the Planning Department. As this practice can lead to delay, the suggestor recommends that the district housing inspectors make these inspections and report to the Planning Department, thereby eliminating the delay period.

Comment

This suggestion has been reviewed by the Director of Planning and the Director of Permits and Licenses, who note that the validation of yards is one of the items proposed in the report of December, 1973, to be changed to give automatic approval for side yards if the application conforms in all other respects with the requirements of the by-law. Such a change in the by-law will eliminate the need for site inspections.

Your Committee recognizes the validity of the suggestion, and therefore recommends an award of \$20.00.

Manager's Report, October 18, 1974 (FINANCE - 3)

Clause No.2 (continued)

b. No. 223

In 1968, the suggestor proposed that the list of gratuity day credits circulated to staff include not only the current credit but also the accumulated total. At that time, your Committee were advised that very few inquiries were received by the Records Section of the Personnel Department, and that a schedule showing accumulated totals would take more time to prepare than the time saved by answering inquiries.

Comment

As a result, in 1968 no award was made, but the suggestion has now been implemented. In view of this, your Committee recommends an award of \$25.00.

c. No. 232

The suggestor reports that a large number of "Change Memos" are sent from the Department of Permits and Licenses to the Business Tax Assessment Section. Apparently, approximately 80% are copied and the original returned to the Permits and Licenses Department. The suggestor proposed that the Permits and Licenses Department send a "Speedy Memo" type of information, with a carbon copy.

Comment

The Director of Permits and Licenses reports that the license billing system has been revised, and included in the revision is a system of carbon copies of all Changed Memos being sent to the Business Tax Assessment Division for their retention.

Your Committee recommends an award of \$150.00.

d. No. 255

As part of traffic engineering studies, it is necessary to record the number and length of gaps in a stream of vehicular traffic. Until recently, the practice has been to station men at the required point in the street to tabulate the traffic flow, after which the data was prepared in graph form. This system required a total of nine man-hours for each measurement required.

The suggestor obtained radar equipment from the Police Department, and developed a method to measure, record and prepare the graphic by use of the radar while on location. This system uses a total of $2\frac{1}{2}$ man-hours.

In 1974, 70 locations will be studied; and using applicable hourly rates, the saving represents \$26 per location, or a saving of \$1820 this year. The suggestor notes that 1974 is a particularly heavy year for such surveys, and in subsequent years it is estimated that approximately 50 locations will be studied annually, indicating a minimum annual saving of \$1300.

Comment

The City Engineer reports that the technique provides an excellent comprehensible graphical presentation of the flow characteristics, and has made our new system of pedestrian signal warrants, which required extensive data collection, practical.

Your Committee therefore recommends an award of \$375.00.

e. Funds for the above awards be taken from Account #7090.905, set up for this purpose.

Manager's Report, October 18, 1974 (FINANCE - 4)

Clause No.2 (continued)

SUMMARY OF RECOMMENDATIONS

The Suggestion Committee recommends that the following awards be made, as outlined the foregoing report:

Suggestion #196	\$ 20.00	to Mr. A. A. O'Neill, Permits and Licenses Dept.
Suggestion #223	\$ 25.00	to Mr. Ronald Jenkins, Treasury Department
Suggestion #232	\$150.00	to Mrs. Carmen R. McKay, Assessment, Business Tax
Suggestion #255	\$375.00	to Mr. William A. Keddy, Engineering, Traffic Division.

The City Manager RECOMMENDS that the above recommendations of the Suggestion Committee be approved.

3. Safety Requirements - Queen Elizabeth Theatre

The Director of Permits and Licenses reports as follows:

"On August 8th, 1974 an inspection was made of the Queen Elizabeth Theatre by the Workers' Compensation Board. The Inspector submitted a list of infractions that must be rectified as soon as possible. The corrective work required is listed below with our estimates:

- Three fixed ladders used to gain access to roof and ceiling of main stage area must have safety hoops installed in heights above twenty feet	\$1,700
- Two landings must be installed in stairwells leading from the recital hall stage	850
- The electric rolltop cargo doors require additional safety stops to prevent the downward travel of the door when meeting an obstruction. The control switch for these doors must also be relocated in order that the operator will have full view of the doorway and the position of the door for its full travel	1,100
- Light switches controlling the lighting in the walkway to the recital hall are too low and must be relocated	150
TOTAL	<u>\$3,800</u>

The City Safety Officer has inspected the equipment, concurs with the report and requests action as soon as possible.

The Comptroller of Accounts advises that if Council approves the recommendations of this report, funds will be provided from Contingency Reserve.

It is RECOMMENDED that Council approve the expenditure of funds in the amount of approximately \$3,800 to provide necessary safety requirements to meet Compensation Board requirements. Funds to be provided from Contingency Reserve."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

cont'd

Manager's Report, October 18, 1974 (FINANCE - 5)

4. Investment Matters (Various Funds) August, 1974

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of August, 1974
- (b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Aug 2	Mercantile Bank of Can.	Aug 6/74	\$1,501,602.74	\$1,500,000.00	4	9.75
6	Mercantile Bank of Can.	Aug 15/74	495,398.15	494,079.97	9	10.82
6	Mercantile Bank of Can.	Aug 15/74	494,448.80	493,133.15	9	10.82
6	Mercantile Bank of Can.	Aug 30/74	990,922.74	983,787.72	24	11.03
6	Bank of B.C.	Aug 7/74	3,501,030.82	3,500,000.00	1	10.75
6	Bank of B.C.	Aug 7/74	2,000,547.95	2,000,000.00	1	10.00
7	Bank of Nova Scotia	Feb 3/75	2,115,595.52	2,000,000.00	180	11.72
7	Royal Bank of Canada	Dec 16/74	1,042,171.23	1,000,000.00	131	11.75
7	Royal Bank of Canada	Dec 31/74	1,047,000.00	1,000,000.00	146	11.75
7	Bank of B.C.	Aug 9/74	1,000,547.95	1,000,000.00	2	10.00
7	Banque Canadienne Nat.	Jan 31/75	2,112,310.14	2,000,000.00	177	11.58
9	Bank of B.C.	Aug 12/74	2,001,438.36	2,000,000.00	3	8.75
12	Royal Bank of B.C.	Jan 31/75	1,583,054.79	1,500,000.00	172	11.75
19	Imnat Ltd. (Guaranteed by Banque Can. Nat.)	Aug 20/74	1,960,920.31	1,960,300.00	1	11.55
20	Bank of Nova Scotia	Sept 4/74	502,056.85	500,000.00	15	10.01
20	Imnat Ltd. (Guaranteed by Banque Can. Nat.)	Sept 4/74	1,967,643.12	1,958,588.00	15	11.25
21	Bank of Nova Scotia	Aug 28/74	1,502,543.01	1,500,000.00	7	8.84
21	Royal Bank of Canada	Aug 22/74	1,000,205.48	1,000,000.00	1	7.50
23	Mercantile Bank of Can.	Aug 26/74	2,001,767.12	2,000,000.00	3	10.75
26	Bank of Nova Scotia	Jan 15/75	1,046,879.45	1,000,000.00	142	12.05
26	Mercantile Bank of Can.	Aug 27/74	500,150.68	500,000.00	1	11.00
			<u>\$30,368,235.21</u>	<u>\$29,889,888.84</u>		

Sinking Fund Transactions (Purchases)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
<u>Debentures</u>							
Aug 2	City of Van. 6%	June 15/80	\$50,000.00	\$83.70	\$41,850.00	5/10	9.70
2	City of Van. 5%	May 1/78	1,000.00	85.50	855.00	3/9	9.70
2	City of Van. 6%	June 15/80	2,000.00	81.50	1,630.00	5/10	10.27
6	City of Van. 6%	June 15/80	1,000.00	81.625	816.25	5/10	10.25
15	City of Van. 6½%	Apr 15/80	52,000.00	84.07	43,716.40	5/8	10.00
15	City of Van. 5½%	Mar 1/79	1,000.00	83.08	830.80	4/7	10.25
						Days	
30	Chartered Bank Deposit Receipts and Government Notes						
	Banque Canadienne Nationale	Oct 31/74	<u>1,529,505.21</u>	100.00	<u>1,500,000.00</u>	62	11.58
			<u>\$1,636,505.21</u>		<u>\$1,589,698.45</u>		

+ Province of British Columbia Guaranteed

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY AS AT AUGUST 31, 1974

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Banks Deposit Receipts and Government Notes	<u>\$ 70,401,951.18</u>	<u>\$ 67,658,588.00</u>

Cont'd . . .

Manager's Report, October 18, 1974 (FINANCE - 6)

Clause #4 continued:

Medium Term

B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	\$ <u>398,000.00</u>	\$ <u>401,525.59</u> "
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The City Manager RECOMMENDS the foregoing report of the Director of Finance on Investment Matters (Various Funds) for August 31, 1974 be approved.

INFORMATION

5. Department of Human Resources Welfare Overages

Your City Manager has received the following report from the Director of Finance in response to Council's request of September 24, requesting an explanation of the Human Resources Department's budget overage.

"On September 23, 1974 the Honourable Norman Levi, Minister of Human Resources, issued a press release which detailed the projected overrun in the Department's budget. The full copy of the press release is available in the City Clerk's office for Council reference.

At the end of the press release the Minister has provided a summary of the supplemental estimates and the revised total estimates for his Department, by program. This is as follows:

DEPARTMENT OF HUMAN RESOURCES
SUMMARY OF SUPPLEMENTAL ESTIMATES 1974-75

<u>PROGRAMME</u>	<u>ORIGINAL ESTIMATE</u>	<u>SUPPLEMENTARY ESTIMATE</u>	<u>REVISED TOTAL ESTIMATE</u>
Mincome	\$ 80,120,000	\$ 22,880,000	\$103,000,000
Medical Services and Pharmacare	19,801,000	2,551,000	22,352,000
Child Day Care	10,000,000	3,860,000	13,860,000
Community Grants	4,200,000	4,865,000	9,065,000
Child Maintenance	29,431,000	13,130,000	42,561,000
Adult Care	8,900,000	4,790,000	13,690,000
Homemaker Services and Special Allowances	1,943,000	3,229,000	5,172,000
Social Allowances	110,081,000	44,919,000	155,000,000
General Administration Costs	<u>15,245,989</u>	<u>2,354,000</u>	<u>17,599,989</u>
TOTAL	<u>\$279,721,989</u>	<u>\$102,578,000</u>	<u>\$382,299,989</u>

In the press release the Minister provides general and detailed explanations for each program. Some items are worth further mention, as follows:

1. Child Day Care

The Minister makes the comment that the capital cost involved in the day care program, stated to be over \$1,000,000 has been entirely borne by the Provincial Government. This may very well be true for actual capital costs but, for instance in the City of Vancouver, we have provided twelve sites for \$1.00 per year per site for two years. This has of course a very distinct cost to the City and can be considered a legitimate City financial input into the program. The City has also paid for sewer, water and gas hookups and some fencing.

2. Community Grants

The Minister refers to certain community programs that the Human Resources Department has taken on the responsibility of funding. These are programs that have been developed by non-government people and organizations. The Minister states 'all of these programs, representing the expenditure of almost \$10,000,000

Manager's Report, October 18, 1974 (FINANCE - 7)

Clause #5 continued:

are funded totally by the Provincial Government, with absolutely no cost to the municipal taxpayer'. I would point out that the City of Vancouver in 1974 has spent or provided for grants to these and similar organizations in an amount which is slightly in excess of \$1,100,000.

3. General Administrative Costs

The Minister states in his press release that 'it should be carefully noted that \$817,000 of this budget overrun represents a cost to the Province that was caused by late billing on the part of the City of Vancouver for administrative costs that were actually incurred in the previous fiscal year. The Province simply received these billings too late to include in the previous year's expenditures where they were, in fact, budgeted for'. The Provincial fiscal year ends on March 31.

In the period of time between early January and March 28, 1974 when we mailed the first bill to the Province, there were an incredible number of administrative details to be worked out, all of which are still not settled. We could see no point in sending a bill until many of these matters had been settled. It would certainly be reasonable to expect that given a March 28 mailing date from City Hall, that the Provincial Government might very well not have received the bill until the early days of April. However, in similar circumstances, where the City knows that it has a cost outstanding and has not yet received a bill, we charge the proper year's operations and set up an accounts payable. This charges the cost to the proper year and is a perfectly normal procedure. With our fiscal year ending on December 31 we continue to pay previous year's bills all through January and charge them to that previous year. This is the only way it is possible to properly account for a year's operations. However, it may be that the Province processes its accounting on a cash basis rather than an accrual basis.

Municipal Share of Overrun

The press release states that almost half of the overrun imposes no obligation on the municipalities of British Columbia. The press release states that the charges to the municipalities will be some \$5,500,000. We have received advice from the Minister that the per capita charging rate will be increased from 85¢ per capita per month to \$1.10 per capita per month commencing July 1, 1974. This will result in additional charges to the City of Vancouver for 1974 of approximately \$640,000 but as the City's share of \$5,500,000 would be approximately one-quarter, that is \$1,375,000, there is still left unresolved how we will be charged the additional \$735,000."

The City Manager submits the above report of the Director of Finance to Council for INFORMATION.

CONSIDERATION

6. Archives - Staffing Requirements

On January 10, 1974, the following resolution was passed by the Standing Committee on Finance and Administration:

"RESOLVED THAT--the City Clerk be requested to prepare a comprehensive report defining the function of the Archives' present level of service, public response and use of the Archives and projection of future growth."

A report has been prepared by the City Clerk, and is on file in the City Clerk's office.

Three staffing situations have been defined, covering:

Preservation of historical documents;
Hours during which the Archives are open to the public;
Establishment of an "in-house" photographic service.

Cont'd . . .

Manager's Report, October 18, 1974 (FINANCE - 8)

Clause #6 continued:

These three areas have been examined by the Administrative Analyst and his report is as follows:

1. Preservation of Historical Documents

City Council, on November 6, 1973, received a report concerning the provision of a grant of \$10,000 for one year, from the Vancouver Foundation, to enable the Archives to proceed with the restoration and preservation of manuscripts and relics included in the Archives' collection.

The objects of the programme were:

1. To enable the Archives to display more of its interesting and valuable collection.
2. To make historical material available for research purposes.
3. To preserve material now in a state of disrepair which will be of vital interest to future generations in the Greater Vancouver area.

Miss Jean Webster was hired for the work. Her training and experience included paper and document repair, and basic training in archival techniques.

Miss Webster's salary, and cost of materials used for repair and preservation, have been charged against the \$10,000 grant and the grant will be exhausted by October 31, 1974.

In 1973, a survey of documents held in the City Archives and in disrepair, was made by representatives of the Canadian Conservation Institute. They established that "There are nearly 40 man-years of work to be done, of which 6 years are in a critical state." Many archival institutes throughout the country are finding documents, placed in their charge, in a similar condition. The City of Toronto, the Glen Bow Alberta Institute for the City of Calgary, and other archival institutes are now employing people for conservation and repair of historic documents. The Federal authorities have now established a training scheme which will ensure a supply of technicians for this work. At the time Miss Webster was originally appointed, no such training scheme existed in Canada; Miss Webster had actually obtained her training and experience in England.

In view of the fact that there is indeed a large volume of material to be repaired, it is RECOMMENDED that, effective upon approval of this report, a permanent position be established. The classification for the position to be recommended by the Director of Personnel Services to the City Manager.

2. Hours Open to the Public

At the present time, the Archives are open Monday to Friday, inclusive, during regular City hours; that is to say, from 9:00 a.m. to 5:00 p.m. The Archivist reports that there is a substantial demand for extended hours during the evenings and for the institute to be opened to the public on Saturdays. To achieve this, it is RECOMMENDED that two (2) four-hour shifts be approved for Monday to Saturday, inclusive, staffed by permanent part-time Attendants. Initially, the proposed hours during which the Archives would be open to the public are:

Manager's Report, October 18, 1974 (FINANCE - 9)

Clause #6 continued:

Monday	- 10:00 a.m. to 6:00 p.m.
Tuesday, Wednesday,	
Thursday and Friday	- 10:00 a.m. to 9:00 p.m. daily
Saturday	- 10:00 a.m. to 5:00 p.m.

On Monday to Friday, the permanent staff of the Archives would be on hand as usual, from 9:00 a.m. to 5:00 p.m., but to ensure that one member of the permanent staff is in the building after 5:00 p.m. until closing time, the Archivist to arrange for one permanent staff member to commence duty later than 9:00 a.m. and remain until the time of closing. The Archivist also to arrange for one member of the permanent staff to be in the building on Saturday from 10:00 a.m. to 5:00 p.m. In this manner, the care and custody of the Archives building and contents will be under the control of a minimum of two employees whenever open to the public.

The Archivist has reported instances of documents taken from the Archives by a member of the public and returned at a later date. This raises the question of security.

The proposed permanent part-time Attendants' positions can provide the security and surveillance required. Other duties to be assigned to the Attendants include: providing a copy service, selling publications, and library card indexing. This will relieve the Archival Assistants from duty shifts in the public area. The Attendants will also schedule public and school tours, provide researchers with an explanation of the Archives' facilities and services, maintain user statistics, and assist with straightforward research requests.

The classification of the part-time positions would be recommended by the Director of Personnel Services to the City Manager.

3. Photographic Service - (Information only)

Examination of this need reveals that the Archives and the Vancouver Public Library Board have similar needs. That is to say, each has collections of historical photographs or negatives. Some of the negatives have a nitrate base and constitute a fire hazard. A programme is underway in both institutions to copy the negatives using safety film, and subsequently destroy the originals. Some photographs are fading and are otherwise in a state of disrepair, and need to be copied.

In addition, both institutions provide, on a fee-for-service basis, copies of either negatives or photographs to persons requesting them. A schedule of fees has been established and the fee varies with the ultimate use of the copy requested. This fee-for-service was first instituted by the Vancouver Public Library and has proven to be very successful and well accepted by the public. Both institutions, at the moment, fulfill the needs of the service and their own copying requirements by a contract arrangement with a privately operated photographic laboratory.

The Vancouver Museums and Planetarium Association also has need of photographic services. Included on their staff is a photographer. When the Archives building was constructed, a photographic dark room and a studio were provided. At the present time, the Director of the

Manager's Report, October 18, 1974 (FINANCE - 10)

Clause #6 continued:

Vancouver Museums is examining the needs of that institution, and has collaborated with the Archivist and the Director of the Vancouver Public Library to examine the needs of those institutions, with a view to establishing a common photographic service in the Archives building, which will provide an acceptable and economic service for the three institutions.

At the time of preparation of this report, no information is available on the probable staffing requirement or estimate of costs and, therefore, this item is brought forward for INFORMATION, with a note to the effect that a further report will be forthcoming on the photographic requirements of the three institutions.

4. Estimate of Costs

	<u>Cost for 1974--2 mos.</u>	<u>Annual Cost</u>
<u>Preservation of Historical Documents</u>		
1 position, say	\$1,700	\$10,200
Fringe benefits - 12½%	<u>215</u>	<u>1,275</u>
	<u>\$1,915</u>	<u>\$11,475</u>
<u>Public Reception and Security</u>		
Part-time Attendants 12 4-hour shifts per week at say, \$3.50 per hour	\$1,512	\$ 8,736
Permanent staff--additional cost for irregular hours, say	<u>175</u>	<u>1,100</u>
Fringe benefits - 12½%	<u>\$1,687</u>	<u>\$ 9,836</u>
	<u>211</u>	<u>1,229</u>
	<u>\$1,898</u>	<u>\$11,065</u>
TOTAL ESTIMATE:	<u>\$3,813</u>	<u>\$22,540</u>

Note:

- (a) No additional furniture or equipment is required;
- (b) As the positions have not been classified, pay rates used are approximate.

5. (a) Source of Funds

The Comptroller of Accounts advises that if the recommendations of this report are approved, funds would be made available for 1974 from Contingency Reserve.

- (b) A copy of this report has been made available to the Business Manager, Vancouver Municipal and Regional Employees' Union.

6. Summary of Recommendations

It is RECOMMENDED that:

Manager's Report, October 18, 1974 (FINANCE - 11)

Clause #6 continued:

- (a) One (1) permanent position be established, effective upon adoption of this report, for the purpose of preserving and repairing historic documents now in a state of disrepair.
- (b) Two 4-hour shifts daily be established, Monday to Saturday, inclusive, staffed by permanent part-time Attendants.
- (c) Funds for the balance of 1974, estimated at \$3,813, be provided from Contingency Reserve.
- (d) The Archives be open to the public during the following hours:

Monday	10:00 a.m. - 6:00 p.m.
Tuesday, Wednesday,) Thursday and Friday)	10:00 a.m. - 9:00 p.m.
Saturday	10:00 a.m. - 5:00 p.m.

- (e) The Director of Personnel Services report to the City Manager on the classification of the proposed new full-time position and the part-time Attendants, and also on the question of the compensation for the permanent staff whose hours of work will change.

The City Manager notes that adoption of the recommendations (a) to (e) above would provide an increased level of service, and therefore submits the report for CONSIDERATION of City Council,

and FURTHER notes that as the demand for service at the Archives arises to a great extent from students, both High School and University, the Minister of Education for British Columbia should be requested to provide funds for this Educational Service.

RECOMMENDATION

7. Archives Building Maintenance Account 8701/40

The City Clerk reports as follows:

"As at July 31, 1974 the Archives and Records Service Division, City Clerk's Department, Building Maintenance Account (8701/40) was over-expended by \$726.00. An amount of \$1,000 had been funded in that account for the current fiscal year for building and equipment maintenance. This was considered adequate at the time, due to the newness of the building. However, there have been earlier unanticipated expenditures relating to the replacement of freon and filters in the air-conditioning unit and expensive exterior damage caused by vandalism during the silent hours.

These increased encumbrances resulted in considerable over-expenditure so that by this date the total expenditure, including commitments totals \$1,500.

It is expected, with this trend and recognising the increasing trend in vandalism, that the expenditure for the year will probably reach \$2,200.

This situation has been discussed with the Assistant Director of Building Construction and Maintenance and with the Security Office for the Museums and Planetarium.

Manager's Report, October 18, 1974 (FINANCE - 12)

Clause #7 continued:

A review of the Departmental Budget has been conducted and there is no other area from which funds can be transferred to meet this requirement. It is therefore, requested that the Archives Budget, Building and Equipment Maintenance, be increased by \$1,200 to erase the existing deficit and suffice for the present fiscal year. The Comptroller of Accounts advises that if this request is approved funding will be made available from Contingency Reserve.

The City Clerk recommends that an additional \$1,200 be made available from Contingency Reserve for the Archives Building and Equipment Maintenance Account 8701/40."

The City Manager RECOMMENDS that the foregoing report of the City Clerk be approved.

FOR COUNCIL ACTION SEE PAGE(S) 465

Manager's Report, October 18, 1974 (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATIONS

1. Twenty-five Year Service Awards Ceremony

The Director of Personnel Services reports as follows:

"At its meeting of December 4, 1973, Council approval was given to hold a Twenty-Five Year Service Awards Ceremony on an annual basis.

It is recommended that the ceremony this year be conducted on Thursday afternoon, December 5 which will be within the term of service of the current Council.

Approximately 65 persons will be eligible for receipt of the 25 year service pins and certificates.

Unfortunately, the Queen Elizabeth Playhouse is not available on any day during December.

The Queen Elizabeth Theatre is available but this is considered too large for this years attendance which will not exceed 170 people, including recipients, their guests, Department Heads, Council, Unions and press.

The Museum Auditorium with a seating capacity of 225 people will be appropriate in size for the presentation while the Museum Restaurant could easily cope with the reception if held in the Planetarium 2nd floor reception area. There would be no parking problem.

The approximate estimated costs would be as follows:

25 year pins	Nil	(already purchased)
25 year certificates	"	"
Certificate name inscriptions	\$ 100.00	
Ticket printing	75.00	
Flowers	75.00	
Reception	900.00	
Rental of facilities	75.00	
		<hr/>
		\$1,225.00

A further proposal is made to include the recognition of a singular award earned by one of the City's Engineering Divisions in this reception and ceremony:

The Traffic and Paint Shop Branch of the Engineering Department is the first to have been awarded the B.C. Safety Council's "Silver Award of Merit" for number of man hours worked without a lost-time injury.

There are about 10 men involved in this Branch and it is proposed that they and their wives be invited to attend and that the Mayor and the Chairman of the B.C. Safety Council jointly present the Award.

The inclusion of this group would not overtax the facilities and would only increase the cost by approximately \$125.00 which, it is suggested, is a small price to pay for such an opportunity to advertise both the splendid safety achievement of this group and to further promote general safety throughout the Municipal work force.

Cont'd . . .

Manager's Report, October 18, 1974 (PERSONNEL - 2)

The Comptroller of Accounts reports that funds for this years' awards ceremony in the total amount of \$1,350.00 are available from the Contingency Reserve.

I therefore recommend that:

- (1) The presentation of the "Silver Award of Merit" for safety to the Engineering Traffic and Paint Shop Branch be included in the ceremony.
- (2) Funds for the 1974 ceremony totalling \$1,350.00 be provided from the Contingency Reserve."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

2. Personnel Regulation No. 20 - Applications, Employment and No. 270 - Filling of Vacancies

The Director of Personnel Services reports as follows:

"The Personnel Services Department is currently undertaking a review of the Personnel Regulations in order to make them more consistent with current policies and practices.

I have reviewed Personnel Regulations No. 20 and No. 270 and combined the two. The former Personnel Regulation 20 is now Personnel Regulation 270-1. I have added a new section 270-5 Senior Staff (Pay Grade 34 and above). Personnel Regulation 270 as submitted now more accurately reflects present practices."

The City Manager RECOMMENDS approval of the revised Personnel Regulation 270 and abolishment of Personnel Regulation No. 20. A copy of Personnel Regulation 270 is circulated.

FOR COUNCIL ACTION SEE PAGE(S) 469

PROPERTY MATTERSRECOMMENDATIONS:

1. TENDERS FOR LEASE - Lot 1 (formerly portion of Parcel L), D.L. 2037. Situated S/E Corner Terminal Avenue & Columbia - Quebec Connector

The Supervisor of Property and Insurance reports as follows:-

"Lot 1 (formerly portion of Parcel L), D.L. 2037, situated S/E corner Terminal Avenue & Columbia - Quebec Connector was advertised for lease in the local newspapers and tenders were opened on September 9th, 1974.

The area comprises 29,708 square feet and is to be developed at the lessee's expense. The term of the lease is ten years (5 years certain, thereafter on a year-to-year basis, subject to six months' notice of cancellation), with a rental based on a flat rate for the first two and one-half years and thereafter to be reviewed at two and one-half year intervals.

The following tenders were received:-

Elie Gareb - flat rate of \$505.00 per month, property to be used as a public parking area requiring drainage and a black top surface.

Canada Wide Parking Services - \$400.00 per month for the first two and one-half years, \$500.00 per month for the second two and one-half years; property to be used for storage of vehicles for a cargo rail operation. Area to be fenced, levelled and gravelled.

The bid from Elie Gareb in the amount of \$505.00 per month for the first two and one-half years with the lessee bearing full cost of fencing, drainage and black top surfacing is considered to be the highest return to the City and therefore most acceptable. Mr. Gareb has advised that he has been the principal owner of the Esso Station adjoining this site for the past 20 years, and has indicated that Imperial Oil are now constructing a new gas bar at the same location which will be operated by him.

RECOMMENDED

That the bid from Elie Gareb be accepted and a lease subject to the approval of the Supervisor of Property and Insurance and the Director of Legal Services be drawn in accordance with the foregoing conditions as well as those stated in the tender call."

The City Manager RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be approved.

2. VILLA CATHAY CARE HOME SOCIETY AND THE CHINATOWN LIONS - Senior Citizens and Personal Care Home Sites. S/S Union Street between Campbell and Raymur Avenues

The Supervisor of Property and Insurance reports as follows:-

"On August 13th, 1974, City Council approved in principle the sale of the westerly portion of the property bounded by Campbell and Raymur Avenues, Union Street and the Venables-Prior Diversion, known as Portion of Block 97, and Block 98, District Lot 181 to the Chinatown Lions Club for the development of senior citizens' housing and the easterly portion to the Villa Cathay Personal Care Home Society for a personal care home, subject to the following conditions:-

- the societies agreeing to price or lease agreements;
- the societies making the necessary re-zoning application and obtaining CD-1 rezoning to permit senior citizens housing and a personal care home, with a maximum floor space ratio of .75;

Manager's Report, October 18, 1974.....(PROPERTIES - 2)

Clause No. 2 (Cont'd)

- the societies obtaining development permits and entering into any necessary easement, bulkhead agreements, etc.

After discussions with the societies on the purchase price, an offer to purchase the easterly portion of the site consisting of approximately 48,334 square feet has been received from the Villa Cathay Personal Care Home Society in the amount of \$225,000.00 - this is somewhat less than the estimated market value of \$250,500.00 placed on the site by this office. However, in view of the type of development proposed, and the soil condition, it is RECOMMENDED:

- (a) that the City resubdivide the property to create the two sites, as approved in principle by Council on August 13th, 1974.
- (b) that the easterly site consisting of approximately 48,334 square feet be sold to the Villa Cathay Personal Care Home Society for a personal care home for the sum of \$225,000.00, subject to the conditions of sale approved in principle by Council on August 13th, 1974.
- (c) that the date of sale be the date of issuance of the development permit or 120 days from the date Council approves this report, whichever is the sooner."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. LOTS A TO G, LOT 10 AND ADJACENT LANE,
Block 2, N.W. $\frac{1}{4}$, Section 24 - S.E. Corner
Venables and Renfrew Streets

On January 22nd, 1974, Council approved, in principle, the sale of City-owned Lots A to G, and a portion of the North/South lane in Block 2, N.W. $\frac{1}{4}$, Section 24, situated at the S.E. Corner of Venables and Renfrew Streets, to the Provincial Government for lease to the B.C. Housing Foundation for a senior citizen's development. The sale was subject to certain conditions, including the acquisition of privately-owned adjoining Lot 10 for consolidation with Lots A to G.

Lot 10 has now been acquired, and a purchase price for the lots and for the lane has been negotiated. On this matter,

The City Engineer and the Supervisor of Property & Insurance report as follows:-

"During negotiations for the purchase of Lots A to G and Lot 10, mentioned above, the Provincial Government applied to the City Engineer to purchase the lane separating the parcels. As this portion of lane is considered surplus to the City's highway requirements, negotiations for its purchase were also carried out.

By letter dated August 23, 1974, the Provincial Government has submitted an offer to the City in the total sum of \$263,800.00 for the site. This offer is considered to be fair and reasonable. It is therefore

RECOMMENDED

by the Supervisor of Property & Insurance and the City Engineer that:

Manager's Report, October 18, 1974.....(PROPERTIES - 3)

Clause No. 3 (Cont'd)

- (a) The portions of lane outlined on plan marginally numbered LF7142 be closed, stopped up and conveyed to the abutting owner; any costs to effect such closure to be payable by the purchaser.
- (b) Lots A to G, 10 and the adjacent lane, Block 2, N.E. $\frac{1}{4}$ Section 24 be consolidated by the City Engineer to form one parcel.
- (c) The Parcel be sold to the Provincial Government for the sum of \$263,800.00 (less any amount which may remain a credit after the sale of the house on lot 10 for removal); such sale to be subject to the following conditions.
 - (i) The site be leased to the B.C. Housing Foundation for the development of senior citizen's housing;
 - (ii) Re-zoning - application for CD-1 zoning to be made by B.C. Housing Foundation, its responsibilities to include discussion of its plans with local area residents prior to public hearing;
 - (iii) Development permit to be obtained for a development not to exceed FSR of 0.75; maximum height two storeys; design subject to approval by civic officials.
 - (iv) The purchaser granting an option to repurchase by the City (or other documentation deemed advisable by the Director of Legal Services in the event development is not commenced to the point where foundations have been poured within 12 months from the date Council approves this report.
 - (v) The purchaser entering into a bulkhead agreement.
 - (vi) The development to be in accordance with the building grades supplied by the City Engineer.
 - (vii) The purchaser to pay a proportionate part of the current year's taxes, and all subsequent taxes; and to pay all registration fees.
 - (viii) All documentation to be to the satisfaction of the Director of Legal Services.
 - (ix) Date of sale to be the date of issuance of the Development Permit, or 120 days from the date of approval of this report, whichever is the sooner."

The City Manager RECOMMENDS that the foregoing report of the City Engineer and the Supervisor of Property and Insurance be approved.

4. ACQUISITION FOR FAMILY HOUSING PROJECT
 Parcel 1, Block J, D.L. 753
Known As 3293 Findlay Street

The Supervisor of Property and Insurance reports as follows:-

"Parcel 1, Block J, District Lot 753, known as 3293 Findlay Street, has been offered for sale to the City. This property is located in the triangular block bounded by 16th Avenue, Findlay Street and Commercial Drive, which is under

Clause No. 4 (Cont'd)

consideration as a future potential housing site. The Director of Planning concurs in the acquisition of the private properties in this block.

These premises comprise a single-storey frame dwelling plus basement, erected in 1910 on a lot 28.07' x 193'±, zoned R.S.1. The dwelling contains 3 rooms on the main floor plus a bedroom in the basement, 3 plumbing fixtures, has a patent shingle roof, wood siding exterior walls, concrete foundation, and heat is supplied by a portable oil heater and kitchen stove. This dwelling is only in fair condition.

Following negotiations with the representative for the owner, she is prepared to sell her property for the sum of \$43,000.00 as of October 31, 1974, subject to retaining rent-free possession until December 31, 1974. This price is considered to be fair and equitable, and it is proposed to rent this dwelling until the land is required for development.

RECOMMENDED

That the Supervisor of Property & Insurance be authorized to acquire Parcel 1, Block J, D.L. 753, (known as 3293 Findlay Street), for the sum of \$43,000.00 on the foregoing basis, chargeable to Code #4910/406 - Property Purchases for Resale."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. LOT 11, BLOCK 93, DISTRICT LOT 264A
Known as 673 East 5th Avenue

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 3, Property Matters, April 5, 1974, confirmed by City Council on April 9, 1974, approving the expropriation of Lot 11, Block 93, District Lot 264A, known as 673 East 5th Avenue, which is required for future housing purposes. It is noted that this is the only remaining privately-owned property that has to be acquired within this block.

These premises comprise a single-storey frame dwelling plus a full basement, erected in 1910 on a lot 33' x 122', zoned R.M.3. The dwelling contains 4 rooms on the main floor plus a two-room suite in the basement, 9 plumbing fixtures, has a patent shingle roof, stucco exterior walls, and heat is supplied by an automatic gas-fired furnace. The dwelling is in good condition.

Following negotiations with the owner, she is prepared to sell her property for the sum of \$55,000.00 as full compensation on the understanding that the sale date be October 31, 1974, and that she be permitted to retain rent-free possession until March 31, 1975. It is proposed to demolish this dwelling when vacant, and also, it is proposed to demolish the next-door building known as 677 East 5th Avenue at the same time, which will then enable the site to be available for housing purposes.

RECOMMENDED

That the Supervisor of Property & Insurance be authorized to acquire the above property, (Lot 11, Block 93, District Lot 264A, known as 673 East 5th Avenue), for the sum of \$55,000.00 on the foregoing basis, chargeable to Code #4954/827."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Manager's Report, October 18, 1974.....(PROPERTIES - 5)

RECOMMENDATION:

6. CONSENT TO SUB-LEASE CITY LOTS 17-19, Block A2, D.L. 2037
Situatd 260 Terminal Avenue

The Supervisor of Property and Insurance reports as follows:-

"Lots 17-19, Block A2, D.L. 2037, known as 260 Terminal Avenue, are leased to FONTILE CORPORATION LIMITED for 21 years as of January 1st, 1968, at a current rental of \$1,625.00 per month plus taxes.

The site is improved with a two-storey warehouse, and the company has advised that a portion of the warehouse area is not required by them at this time. Fontile Corporation Limited has sub-leased the excess portion to Coard Cartage Limited for a five year term, and request that the City now consent to the sub-lease. The request appears reasonable, and it is

RECOMMENDED

That consent be given to a sub-lease from Fontile Corporation Limited to Coard Cartage Limited of that portion of the leased premises known as All of Lot 17, Block A2, D.L. 2037 for a five year term commencing May 1st, 1972, subject to documentation satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

7. ASSIGNMENT OF LEASE - THE EASTERLY 40 FEET OF THE Lane at the Rear of Lot 4 of Lots 29 and 30 Block 12, District Lot 2027 Known as 3205 West 41st Avenue, Vancouver

The Supervisor of Property and Insurance reports as follows:-

"The Easterly 40 feet of the lane at the rear of Lot 4 of Lots 29 and 30, Block 12, D.L. 2027 is leased to the owner of Lot 4, Simon Abraham Rosenman, for a ten year term commencing July 1st, 1973, and ending on June 30th, 1983. Lot 4 of Lots 29 and 30, Block 12, D.L. 2027 has now been sold to Downtowner Estates Limited and the former owner wishes consent to assign the lease of the lane to the new registered owner.

RECOMMENDED

That the lease of the Easterly 40 feet of the lane at the rear of Lot 4 of Lots 29 and 30, Block 12, D.L. 2027 dated September 20th, 1974 to Simon Abraham Rosenman be assigned to Downtowner Estates Limited, subject to the documents being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION:

8. DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Manager's Report, October 18, 1974.....(PROPERTIES - 6)

Clause No. 8 (Cont'd)

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
1216 East 7th Ave. Lot 3, Block 112, District Lot 264A	Detoxification Centre Society Unit China Creek (R/C May 28, 1974)	Frank McCamley	\$ 913.00	4959/901
3660 Hull Street Lots 1-3, Block 6, District Lot 195	Potential Housing Site (R/C Dec. 11, 1973)	Johnston & McKinnon Demolitions Limited	\$3,800.00	4960/905

The above contracts have been confirmed by the City Manager and are reported to Council for INFORMATION."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 469

Department Report, October 18, 1974 (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. School Avenue: Joyce Street to Tyne Street

The City Engineer reports as follows:

"Earlier this year, at a Special Council Meeting (Public Hearing), Council approved a rezoning application for the South West corner of School and Tyne, subject to the conditions of the Technical Planning Board and resolved 'That the City Engineer report back to Council on the possibility of widening School Avenue in the area adjacent to the proposed development, and also on the matter of traffic problems in the area with particular reference to the proposed senior citizens development and the surrounding streets.'

This report outlines the existing physical and traffic conditions on School Avenue and proposes an ultimate development of the street and the procedure for implementing that development.

A. Existing Conditions

(i) Physical Development

School Avenue between Joyce Street and Tyne Street is a local street and is not an arterial street in the City street system. It is residential in zoning and development, with the exception of flanking church property at Joyce Street and the rear portion of the large Safeway complex on the north side between Tyne Street and Senlac Street. The existing street allowance varies from the original 33 feet to 49.5 feet where local widenings have been acquired to provide a standard street allowance. Seven such widening strips have been acquired. The existing street development consists of a 15 foot flush-coated surface with no permanent sidewalks except adjacent the church and Safeway's properties, on the north side only, and a power pole line approximately 6 feet off the south street line which further reduces the effective roadway width. Sketch 1 illustrates the above conditions.

(ii) Traffic

Traffic volumes on School Avenue are more than can be expected on a local street. This is due to the close proximity of School Avenue to the Kingsway commercial shopping area resulting in School Avenue being used by the circulating traffic generated by the commercial development. Parking is heavier on the street than normal for the same reasons.

These traffic conditions have not resulted in any adverse accident conditions in the area. Because School Avenue is in effect the interface between much of the residential development and the commercial activity on the south side of Kingsway, the residential environment is significantly less pleasant than normal residential areas not adjacent commercial activity.

The proposed senior citizens development will add minor volumes to the existing traffic but will probably generate a significant increase in pedestrian activity along School Avenue. As stated above, there are basically no sidewalk facilities on School Avenue and it is not possible to provide them until the street is rebuilt after the remainder of the necessary widenings have been acquired.

B. Widening the Street Allowance

It is not practical to acquire all the widening of School Avenue between Joyce Street and Tyne Street now, as it would virtually eliminate front yards on many of the residential properties because of the extremely small lot size.

Department Report, October 18, 1974 (WORKS - 2)

Clause 1 Cont'd

Some widenings have been achieved through rezoning and redevelopment, and the recent rezoning of the southwest corner of School Avenue and Tyne Street provides for widening School Avenue to 66 feet adjacent the proposed development. Because of the nature of this area in terms of redevelopment potential, it would be more reasonable to await redevelopment to acquire the remaining necessary widening.

C. Ultimate Development

Because it is unlikely that the church on the northeast corner of School Avenue and Joyce Street will be redeveloped to allow any street widening, it may be more realistic to complete a 49.5 foot street allowance (widening all on the south side) from Joyce Street to Senlac Street and a 66 foot allowance (widening both sides already acquired) from Senlac Street to Tyne Street.

A 49.5 foot street allowance could be developed with a 32 foot pavement and boulevards adequate for a standard 5 foot sidewalk. A 32 foot pavement rather than the normal residential 27 foot pavement is proposed because of the increased vehicular activity on School Avenue because of the commercial area to the north. Because the 66 foot allowance is available from Senlac Street to Tyne Street a 36 foot pavement is proposed and the wider boulevard on the north side could be landscaped to provide a "screen" between the back of the Safeway complex and the proposed senior citizens development. See sketch 2.

Summary

Widening the School Avenue street allowance has been taking place over a number of years. An immediate program of widening is not considered appropriate, instead the process of acquiring widenings through redevelopment, etc., should continue.

Rather than attempt to get a 66 foot allowance on School Avenue from Joyce Street to Senlac Street a 49.5 foot allowance should be obtained via widenings from the south side only. A 49.5 foot allowance would allow construction of a reasonable standard of pavement width and sidewalks.

Recommendations

Accordingly, the City Engineer RECOMMENDS:

- (a) THAT School Avenue have an ultimate street allowance of 49.5 feet between Joyce Street and Senlac Street (with widenings from the south side of the street) and 66 feet from Senlac Street to Tyne Street (already obtained).
- (b) THAT the development of School Avenue be a 32 foot and 36 foot pavement with appropriate boulevards as shown on sketch 2 of this report."

FOR COUNCIL ACTION SEE PAGE(S) 462

Department Report, October 18, 1974 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Arbutus Gardens - 1955 West 33rd Avenue (North-East Corner of 33rd Avenue and Arbutus Street)
Development Permit Application No. 66096

The Director of Planning reports as follows:

"William Dunn Limited, on behalf of Moss Holdings Limited, have filed Development Permit Application No. 66096 to install four additional dwelling units in an existing recreation area in the basement of Building No. 2 (Chalet Building).

BRIEF HISTORY

City Council, following a Public Hearing on September 10, 1962, rezoned this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District to permit a comprehensive apartment development.

The use and the form of development including floor space ratio were approved by Council and the floor space ratio was later altered by Resolution of Council on February 23, 1965 to not exceed 0.68. One of the conditions of the approval was:

"The buildings shall in no case exceed two storeys in height with no basements but cellars only being permitted."

Subsequently Development Permit No. 34476 was issued on April 28, 1965 for the existing development after approval of the scheme by City Council and the Technical Planning Board.

In 1967 and 1968 two requests to install additional dwelling units in a portion of the recreation area were refused by Council after report from the Technical Planning Board and the Vancouver City Planning Commission. The primary reason for refusal at that time was that:

"The proposed development would be counter to the condition of approval and scheme of development as previously approved by City Council on February 23, 1965 for this comprehensive apartment development."

CURRENT APPLICATION

The Technical Planning Board and the Vancouver City Planning Commission reviewed the current application and had no objections to the application as the existing development has a greater selection and area for recreation than normally provided in similar developments and the proposed changes would not physically affect the building height nor the appearance of the existing development from the streets. The Board observed that this really reflects a changing policy because of the desire to provide housing units.

The proposed alterations would not increase the floor space ratio.

The Technical Planning Board and the Vancouver City Planning Commission's recommendation is:

"That Development Permit Application No. 66096 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the installation of four (4) additional dwelling units in the basement of Building #2 of this existing apartment development, subject to the following conditions:

1. Prior to the issuance of the development permit, revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:

- a) no habitable accommodation maintains a floor level exceeding 1'0" below the adjacent finish grade;

Cont'd . . .

Department Report, October 18, 1974 (BUILDING - 2)

Clause #1 continued:

- b) landscaping, including finish grades, type, size, location and number of all planting and ground cover of the areas about the building where the existing grade is to be altered.
2. All landscaping and treatment of the open areas about the building is to be completed in accordance with the approved drawings, within six (6) months of the date of any use or occupancy of the added dwelling units and thereafter to be permanently maintained."

IT IS RECOMMENDED THAT Development Permit Application No. 66096 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

2. Development Permit Application No. 67674
1995 Kingsway

The Director of Planning reports as follows:

"Texaco Canada Limited has filed Development Permit Application No. 67674 to reconstruct a gasoline service station (self-service) on the site at the northwest corner of Kingsway and Victoria Drive. This site is located in a C-2 Commercial District.

The Gasoline Service Station Policy as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 67674 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the reconstruction of a gasoline service station (self-service) on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit
 - (a) revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating:
 - (i) details of all off-street lighting and special street lighting (if applicable) to include height of standards, type and size of luminaries etc.
 - (ii) complete details of the existing and proposed landscaping for the open portions of the site.
 - (b) landscaping and treatment of the open portions of the site are to be first approved to the satisfaction of the Director of Planning.
2. All landscaping is to be provided in accordance with the approved drawings, within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.
3. The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application No. 67674 be approved in accordance with the recommendation of the Technical Planning Board and the Vancouver City Planning Commission."

Department Report, October 18, 1974 (BUILDING - 3)

3. Development Permit Application No. 67673
3950 Oak Street

"Texaco Canada Limited has filed Development Permit Application No. 67673 to reconstruct a gasoline service station (self-service) on this site at the southeast corner of Oak Street and 23rd Avenue. The site is located in a C-2 Commercial District.

The Gasoline Service Station Policy as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 67673 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the reconstruction of a gasoline service station (self-service) on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit:

- (a) revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating details of all off-street lighting and special street lighting (if applicable) to include height of standards, type and size of luminaires etc.
- (b) the landscaping and the treatment of the open portions of the site are to be first approved to the satisfaction of the Director of Planning.

2. All landscaping is to be provided in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.

3. The development, including the use of all open portions of the site, is to be carried out and maintained at all times, in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application No. 67673 be approved in accordance with the recommendation of the Technical Planning Board and the Vancouver City Planning Commission."

4. Proposed Change of Use From One-Family Dwelling to Restaurant - 1427 Howe Street

The City Building Inspector reports as follows:

"I have received an application from Sherwin-McRae Ltd. on behalf of Jean-Paul Patterlini to convert the existing wood-frame house into a restaurant.

The building is an old one-family dwelling, 2½ storeys plus basement, and is non-conforming with respect to the proposed use under the Vancouver Building By-law.

The applicant is prepared to carry out extensive repairs and alterations to the building which include renovating the interior and exterior to provide adequate exit facilities and fire protection. The existing attic is not to be used as part of this project and will be completely sealed off.

The assessed value of the existing house is \$4,625.00 and the cost of the proposed work is \$55,000.00.

Under Section 1.4.9 of the Building By-law, the City Building Inspector may only permit alterations to a non-conforming building up to 100% of the assessed value. The By-law does provide, however, for Council to approve alterations and repairs in excess of this value if considered desirable.

Department Report, October 18, 1974 (BUILDING - 4)

Clause #4 continued:

Since the proposed renovation work would make this building substantially in accord with present fire safety requirements, I would not be opposed to the conversion, and therefore RECOMMEND approval subject to the applicant obtaining a Development Permit to cover the change in use of the building."

CONSIDERATION

5. Repairs to Fire Damaged Building -
1243 West 7th Avenue

The City Building Inspector reports as follows:

"I have received a request on behalf of Mr. and Mrs. Robin Riddington to repair their dwelling at 1243 West 7th Avenue which was damaged by fire.

The building is an old two storey one-family dwelling and is non-conforming under the Vancouver Building By-law.

The assessed value of the house is \$4,410.00 and the cost of the proposed work is estimated to be \$22,982.

Under Section 1.4.9 of the Building By-law, the Building Inspector may permit alterations or repairs to a non-conforming building provided the cost does not exceed the assessed value of the building. The By-law provides further that Council may vary, alter or confirm the decision of the Building Inspector where such action is deemed expedient. With respect to this particular building, I have no objection to the proposed repair work.

This matter is submitted to Council for CONSIDERATION."

FOR COUNCIL ACTION SEE PAGE(S) 470

Department Report, October 18, 1974 (CLAIMS - 1)

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. Christmas Store Closing Hours

The Director of Permits and Licenses reports as follows:

"A letter has been received from the T. Eaton Co. Limited requesting an amendment to the Shops Closing By-law to permit shops to remain open until 9:00 p.m. from December 1st to December 24th (excluding Sundays).

Section 8 of the Shops Closing By-law states:

'Notwithstanding any of the provisions of this By-law , any shop may remain open until 9 o'clock in the afternoon on the seven business days preceding Christmas Day.'

As all shops may stay open until 9:00 p.m. Thursday and Fridays all year, the net result of Section 8 is that in most years five (5) and occasionally four (4) additional evenings are provided for shopping until 9 o'clock.

The Assistant City Engineer (Traffic) advises that traffic starts to get very heavy during the second week of December. An extension of evening shopping hours for the fourteen (14) days preceding Christmas may relieve some traffic congestion and parking problems.

The Municipality of Burnaby has similar shopping hours to Vancouver with the exception that during the month of December stores may choose their own hours of operation. The cities of New Westminster, Port Moody and the municipalities of Richmond, Port Coquitlam, Delta and Surrey have wide open shopping hours all year. The District of North Vancouver, City of North Vancouver and Municipality of West Vancouver have December closing hours similar to Vancouver.

The matter of Shops Closing Hours was considered by the Standing Committee on Finance and Administration earlier this year and no changes were recommended, however, the question of extending evening shopping during December was not specifically dealt with and Council may wish to refer the request from Eatons to the Committee for CONSIDERATION."

The foregoing report of the Director of Permits and Licenses is submitted for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 470

Department Report, October 18, 1974 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Poser and Reser Expenditures

The Director of Social Planning reports as follows:

Vancouver City Council at its meeting on March 20, 1973, adopted Clause 2 of the Standing Committee on Social Services re: Social Planning Department - Purchase of Outside Services (POSER) and Social Research (RESER) Budget appropriations, subject to the condition that the Director of Social Planning submit information reports twice yearly to Council on expenditures incurred.

Expenditures of \$5,000 and over require Council approval.

On February 19, 1974, Vancouver City Council received for information, a report of the Director of Social Planning regarding the department's POSER and RESER appropriations to January 15, 1974.

STATUS OF ACCOUNTS TO OCTOBER 3, 1974

<u>POSER BUDGET - \$40,500</u>	<u>Committed</u>	<u>Paid</u>
Britannia Centre Study	2,250.00	2,250.00
Urban Design	100.00	100.00
East Indian Community	100.00	100.00
Moberly South Slope Summer Program	1,200.00	1,200.00
Haven Club	1,200.00	1,200.00
False Creek Youth Work	150.00	150.00
Granville Mall Community Development	4,990.00	4,000.00
Contract Labour - Senior Citizens' Bus Tours	5,550.00	4,260.29
Marpole Oakridge Information Centre	740.00	740.00
Native Indian Young People	2,000.00	2,000.00
Granville Mall Opening	1,379.08	1,379.08
Relocation - East Hotel	1,500.00	900.00
Downtown Eastside Information Centre	160.00	160.00
Recreation Study	9,500.00	1,208.00
The Vancouver Book	5,000.00	2,500.00
Police Study	1,000.00	396.28
Contract - Temporary Staff Recreation Study	4,400.00	1,100.00
DERA - Police - Travelling Expenses	25.00	25.00
Hastings Better Neighbourhood Committee	50.00	50.00
Y.W.C.A. Driard Hotel Relocation	298.75	298.75
<hr/>		
* \$ 41,592.83	\$ 24,017.40	
<hr/>		

* It is expected that at least \$2,000.00 of this committed total will not be expended until 1975.

RESER BUDGET - \$32,000

Granville Mall Impact Study	9,874.62	4,874.62
West End Opinion Poll	2,600.00	2,600.00
Recreation Study	1,728.00	220.00
Community Profile Study	10,000.00	5,000.00
<hr/>		
\$ 24,202.62	\$ 12,694.62	
<hr/>		

As of October 3, 1974, of total POSER and RESER budget appropriations of \$72,500 for 1974, \$65,795.45* has been committed, of which \$36,712.02 has been paid out, leaving an uncommitted balance of \$6,704.55.

Cont'd . . .

Department Report, October 18, 1974 (FINANCE - 2)

Clause #1 continued:

The last item marked above under the RESER account, entitled "Community Profile Study - \$10,000" requires an approval of Council for that portion in excess of \$5,000. The Director of Social Planning submits the foregoing report for the information of Council and RECOMMENDS: -

1. That an expenditure of a further \$5,000 from the RESER account for computer printed local area profile maps be approved;
2. That an expenditure of a further \$5,000 for the Granville Mall Impact Study be approved.

These funds are part of approved 1974 budget for POSER and RESER.

*\$65,795.45 - some of these committed funds may not be paid until 1975.

FOR COUNCIL ACTION SEE PAGE(S) 470

Departmental Report, October 18, 1974.....(PROPERTIES -1)

PROPERTY MATTERS

CONSIDERATION:

1. CITY LAND AT S.W. CORNER OF GORE AND UNION -
Request for parking lot

The Director of Planning and the City Engineer report as follows:

"On June 11, 1974, a delegation from Puccini's Italian Restaurant Ltd. asked Council's permission to establish a parking lot on the subject property. Council resolved:

'That this whole matter be referred to the Director of Planning for consideration by the Strathcona Planning Team, and a report be submitted to Council on the valuation of the various alternative uses of the property.'

This site was originally cleared to complete the landscaping of the approach to the Georgia Viaduct. Four alternative uses have been proposed for this site as follows:

- (a) landscaped open space,
- (b) a church,
- (c) tennis courts,
- (d) a parking lot

A. Landscaped Open Space

The area in question is approximately a 120 ft. strip on the eastern side of the block bounded by Main, Prior, Gore, and Union (see attached map.) The remainder of the block will be landscaped and primarily used as a resting place for residents and passers-by of the surrounding area. While it is desirable that the subject area remain open to maintain the visual character intended for this block, it is not essential that this area be merely landscaped and not utilized for any other function.

B. Church

The use of this site for any building is considered unacceptable to the Planning Department because it contradicts the original reason for removing the previously existing building (i.e. "open" approach to the viaduct.) Also there appear to be sufficient church facilities in the Strathcona area at present.

C. Tennis Courts

The possibility of providing tennis courts was investigated by the Parks Board which recommended against this use for the following reasons:

- Long range plans for the Strathcona area include such facilities as tennis courts on the property adjacent to the new No. 1 Fire Hall.
- The site dimensions and topography will not permit more than two tennis courts. Park Board policy is to locate not less than four courts on any one site.
- Parking is permitted for one hour on Union Street. No parking is permitted on Gore Avenue.
- The site is located at the extreme west side of the Strathcona residential area and would not serve the entire community.

Departmental Report, October 18, 1974(PROPERTIES - 2)

Clause No. 1 (Cont'd)

The Strathcona Property Owners & Tenants Association has discussed the provision of tennis courts, and it wants tennis courts provided at the new No. 1 Fire Hall and not at Gore and Union.

D. Parking Lot

A parking lot has been requested by the proprietor of Puccini's Italian Restaurant, with strong support from the Main Street merchants. Their solicitor has indicated that Puccini's Italian Restaurant Ltd. is prepared to lease the site from the City.

A petition of eighteen signatures has been received from the residents of the 800 Block Gore Avenue and the 200 Block Union Street opposing the use of the site as a parking lot (attached).

SPOTA considers a parking lot acceptable as long as it is not too large.

The Parks Board has also discussed the parking lot proposal and on June 10th, 1974, resolved:

'That the Park Board approves in principle this property being used for a parking lot subject to the landscaping of the parking lot being approved by the Director of Planning'.

The provision of a collective parking lot on this site has been examined. However, since it is too distant from the heart of Chinatown, it would not offer significant benefit to most businesses.

Council's decision of June 8, 1971, was to acquire this property for landscaped open space. Acquisition (which was by expropriation) cost \$89,000; landscaping, estimated at an additional \$4,700. The property has not yet been landscaped. Current estimate is \$8,000.

If Council reaffirms its decision of June 8, 1971, the City Engineer should be instructed to carry out the landscaping; funding to come from existing Engineering Capital accounts.

If Council approves the request for a parking lot, the Supervisor of Property and Insurance should be instructed to set the base rate; access arrangements to be to the satisfaction of the City Engineer.

The Director of Planning and City Engineer submit the foregoing for Council's CONSIDERATION.

DELEGATION REQUEST -- MR. JOHN A. TATE

FOR COUNCIL ACTION SEE PAGE(S) 468-9

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

I

October 3, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held on Thursday, October 3, 1974, in the #1 Committee Room, third floor, City Hall, at approximately 10:30 a.m.

PRESENT: Alderman Pendakur (Chairman)
 Alderman Massey
 Alderman Gibson
 Commissioner DuMoulin

ABSENT: Alderman Linnell

CLERK: H. Dickson

The Minutes of the Meeting of September 19, 1974, were adopted.

RECOMMENDATION1. Noise Workshop

The Committee had before it for consideration a brief dated October 1, 1974, (circulated) from Mr. Steve Boyce of S.P.E.C. requesting a grant of \$11,610 to provide three months of noise workshops which will involve public participation in working on noise problems.

Mr. Boyce told the Committee that public involvement is necessary for any noise bylaw to be successful. Specialized equipment for work on noise is to be provided to S.P.E.C. for its noise workshops by Simon Fraser University.

During discussion of this topic the Medical Health Officer, Dr. Bonham, expressed disappointment in G.V.R.D.'s action in hiring a consultant to upgrade a proposed noise bylaw. The Medical Health Officer reminded the Committee a Technical Sub-Committee on noise control headed by himself had urged the G.V.R.D. to hire a co-ordinator to implement a noise control program which would include an education program. The Medical Health Officer recommended the City should now hire a co-ordinator to implement a noise control program.

It was noted that it has not been the clearly defined responsibility of any government or agency to enforce noise control. The Medical Health Officer suggested that if the City hire a co-ordinator to work on noise problems the City could have a considerable impact on reducing this problem.

The Committee expressed the view that the total budget of the S.P.E.C. program should be announced including other sources of funding.

Following discussion, it was

RECOMMENDED

- (a) THAT Council grant \$11,610 to S.P.E.C. to provide for three months of noise workshops subject to S.P.E.C.
 - (i) providing a detailed budget disclosing other sources of funds for the program
 - (ii) providing an outline of Simon Fraser University's involvement in the program
 - (iii) conducting its program in consultation with citizen groups and Vancouver City area planning offices.

cont'd ...

Standing Committee on Waterfront & Environment 2
October 3, 1974

Clause No.1 continued

- (b) THAT the City Manager in consultation with appropriate staff members report to Council on a noise control program which would include hiring of a noise control program co-ordinator.

INFORMATION & RECOMMENDATION

2. Development Permit Application #68065
North Foot of Bute Street - Gulf Oil of Canada Ltd.

The Committee had before it for consideration a report dated September 24, 1974, (circulated) from the Planning Department regarding Gulf Oil of Canada's application to erect a temporary office building of 10' x 40' for one to two years north of its oil storage tanks at the north foot of Bute Street.

During discussion the Committee expressed the desire that the oil storage tanks be removed from the area to permit re-development of the waterfront.

A member of the Committee complained that a two-storey steel boat house, approximately 60' long, has been placed at the north foot of Cardero Street, and asked why the Committee was not advised of such a development.

Following discussion, it was

RESOLVED

THAT the Chairman of the Standing Committee of Council on Waterfront & Environment write to the Manager of the Port of Vancouver requesting a meeting of Port and National Harbours Board officials with Waterfront Committee Members and staff to discuss matters of mutual concern; such meeting to be arranged at the convenience of the Manager of the Port of Vancouver.

And It was

RECOMMENDED

THAT consideration of Development Permit Application #68065 be deferred subject to the Regional Manager of Gulf Oil of Canada appearing at an early meeting of the Standing Committee of Council on Waterfront and Environment to discuss Gulf Oil's long range plans for its site at the north foot of Bute Street.

INFORMATION

3. Pollution Report - Present Status

The Committee had before it for consideration a report dated September 20, 1974, from the Engineering Department advising that the Department is continuing work on a Pollution Report requested by the Committee at its meeting of July 4, 1974, for submission to the Committee in early September.

It was

RESOLVED

THAT the memo be received and the Clerk determine from the Engineering Department when the report on pollution will be submitted to the Standing Committee of Council on Waterfront & Environment.

The meeting adjourned at approximately 11:15 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 461

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL ON
FINANCE AND ADMINISTRATION

October 3, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall on Thursday, October 3, 1974 at approximately 12:30 p.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Harcourt, Volrich

ABSENT: Alderman Linnell

COMMITTEE CLERK: Marilyn Clark

INFORMATION1. Health Department Tour

This tour, scheduled for 1:30 this day, was deferred to a later date so that all members of the Committee could participate. A tentative date of October 24, 1974, was set, between 12:15 p.m. and 3:15 p.m.

RECOMMENDATION2. Local Initiatives Program, 1974 - 1975.

Council, on September 24, 1974, passed the following motion in regard to the Local Initiatives Program, 1974-1975:

"THAT the Standing Committee on Finance and Administration be authorized to make application for projects, on the City's behalf, subject to formal confirmation by Council, and at this time, the City's share of revenue budget funds be limited up to \$150,000.00."

Your Committee considered thirty-eight proposed Local Initiatives Program Projects, noting that in all probability not all projects applied for would necessarily be approved. The proposed projects were categorized into priorities 1 and 2 and follows:

<u>Name of Project</u>	<u>Total Cost</u>	<u>City Cost</u>			<u>% of Total Cost</u>
		<u>Priority 1</u>	<u>Priority 2</u>		
1. Development of Leakage-Detection Survey Techniques (Eng)	17,115		6,840		40%
2. Trans-Park (Eng)	27,387	4,782			18%
3. Ramp Installations in Curbed Intersections (Eng)	34,050	18,980			56%
4. Administration of L.I.P. (Finance)	9,546	2,843			30%
5. Civic Publications Research (Soc.Plan)	22,991	1,619			7%

Cont'd.....

Clause 2 Cont'd

<u>Name of Project</u>	<u>Total Cost</u>	<u>City Cost</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>% of Total Cost</u>
6. Access '75 (City Clerk)	25,043	4,082			16%
7. Heritage Building Survey Stage III (Planning)	31,520	10,148			32%
8. Environmental Inventory, Study of Neighbourhood Shopping Areas (Planning)	15,520			4,834	31%
9. Street Co-ordinates with Buildings (Planning)	12,480	3,575			29%
10. False Creek Marine Study (Planning)	16,360			5,674	35%
11. Housing Conversion: Potential and Impacts in Vancouver City (Planning)	11,520	3,300			29%
12. Preparation of Large Zoning Maps (Plan.)	14,976			4,290	29%
13. Survey of (a) Buildings of Historic Merit (b) Areas Designated as a Beautification Area	41,052			19,680	48%
14. Research Project on B.C. Photography (Library)	33,777			5,281	16%
15. Library Project for the Homebound	16,716	2,468			15%
16. Library Information Retrieval	35,128			3,198	9%
17. Library Outreach	30,320			5,538	18%
18. Standardization and Updating of Plans of Civic Buildings (Permits)	5,683	1,742			31%
19. File Content Review (Permits)	3,286	52			2%
20. Cross Check Licensing Data File (Permits)	3,998			1,000	25%
21. Industrial Plumbing Survey (Permits)	7,885	4,323			55%
22. Check for Unlicensed Vending Machines	5,034			1,472	29%
23. Transplan (Eng)	21,586	2,406			11%
24. Community Art Project (Soc.Plan)	71,240	0			0%
25. VanDusen Botanical Display Garden (Parks)	56,819	20,870			37%
26. Lost Lagoon Bird Sanctuary-Stanley Park (Parks)	61,219	25,270			41%
27. Stanley Park Zoo Ground Improvements (Parks)	59,019	23,070			39%

Clause 2 Cont'd

<u>Name of Project</u>	<u>Total Cost</u>	<u>City Cost</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>% of Total Cost</u>
28. Langara-Fitness Circuit and Neighborhood Adventure Play-ground (Parks)	62,319	26,370			42%
29. Queen Elizabeth Park Putting Greens (Parks)	60,759		27,276		45%
30. Champlain Park, Jogging Track, Play-ground Dev. (Parks)	81,606		38,533		47%
31. Forest Trails, Stanley Park (Parks)	61,219		25,270		41%
32. Street Tree Planting on City Boulevards (Parks)	62,319	26,370			42%
33. Burrard & Hastings Traffic Island Dev. (Parks)	17,683		8,447		48%
34. East End Children's Adventure Playground (Parks)	65,619	29,670			45%
35. Waterfront Walks & Erosion Control on Vanier/Marine Drive (Parks)	56,819		20,870		37%
36. Lot Clean-Up (Prop.&Ins.)	38,054	20,244			53%
37. Records Upgrading and Purging (Eng)	3,610	48			1%
38. Materials and Research Branch Data Collection (Eng)	11,147	2,379			21%
TOTALS	1,212,424	211,541	201,273		

A representative of the Board of Parks & Recreation gave that Board's priorities within the five approved for application as:

1. Lost Lagoon Bird Sanctuary
 2. Street Tree Planting
 3. Langara Fitness Circuit and Neighborhood Adventure
 4. VanDusen Botanical Display Garden
 5. East End Children's Adventure Playground

Your Committee,

RESOLVED,

THAT the City Engineer be authorized to make application for those projects considered as Priority 1, and

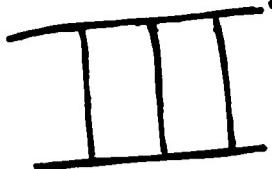
FURTHER THAT, should applications be approved to an extent that the City's share totals more than the \$150,000 limit, further consideration will be given by the Finance Committee to the five projects submitted by the Park Board and approved for application, where the City's share totals \$128, 550.00.

and RECOMMENDS,

THAT City Council give formal confirmation to the above.

The Committee adjourned at 2:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 473



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

October 3, 1974.

A meeting of the Standing Committee of Council on Social Services was called in No. 1 Committee Room Third Floor, City Hall, on Thursday, October 3, 1974, at 1:30 p.m.

PRESENT:

Alderman Rankin, Chairman
Alderman Hardwick
Alderman Gibson

ABSENT:

Alderman Marzari

COMMITTEE CLERK:

H. Dickson

INFORMATION

1. Pofi Bar, 1716 Charles Street - Further Complaints of Residents

The Committee on July 26, 1974 heard complaints from neighbours of the above premises and referred this matter to the Official Traffic Commission for consideration of a "residents only" parking restriction in the area. The Official Traffic Commission did not recommend this parking restriction.

The Committee this date had before it for consideration a letter dated September 6, 1974 from Mrs. A. McKenna and Mrs. D. Wootten requesting the Pofi Bar to close at midnight or close altogether because patrons' conduct continues to annoy residents of the area.

Residents appeared before the Committee and said noise in the neighbourhood is "ridiculous" with yelling and swearing and cars screeching and honking until four or five in the morning. The residents claimed these disturbances are caused by patrons of the Pofi Bar.

Manager of the Pofi Bar, Mr. Bresciani, replied that the City Traffic Engineering Department does not feel special parking regulations are necessary. The Manager claimed the residents are constantly complaining for no valid reason, that the Police Department has visited the Pofi Bar several times and reported no problems.

He said the predominantly Italian staff and customers of the Pofi Bar have been called names by the residents, and that he himself is unfairly blamed for anything that happens in the neighbourhood.

Following discussion it was,

RESOLVED

THAT the Police Department be requested to appear before the Social Services Committee with its file on the Pofi Bar and that the Social Planning Department be asked to conduct a general investigation of the problems between the residents of the area and customers of the Pofi Bar and report to an early meeting of the Standing Committee of Council on Social Services.

RECOMMENDATION

2. Downtown Eastside Residents' Association - Closures of Lodging Houses

The Committee had before it for consideration two letters dated September 30, 1974, from Downtown Eastside Residents' Association, (circulated) in which the Association expressed concern that twenty-one hotels may be put out of business because they may not meet with the Health Department standards.

Mr. Bruce G. Eriksen of D.E.R.A. suggested that under Chapter 4, Section 4(a) and Chapter 5, Section (l) of the 1972 Archaeological and Historic Sites Protection Act, the City can control the conversion of residential premises to other uses.

The above-mentioned Sections read as follows:

4. No person or agency shall knowingly
 - (a) destroy, desecrate, deface, move, excavate, or alter in any way a designated site or remove from it an object.
 5. (1) Upon application made to him in writing, the minister may issue a permit to excavate, or alter a site and to remove, move, or alter objects from it.
 - (2) The minister may limit a permit as to time and location, may require such reports as he deems necessary or proper, and may impose other terms and conditions that he considers necessary or proper.
 - (3) The minister may cancel or suspend a permit at any time.

Mr. Eriksen maintains the City or the owner of the building would have to apply to the Provincial Secretary to convert the usage of existing buildings in the Gastown-Chinatown Historic area.

He referred to a petition demanding an immediate start to new housing in the Downtown East Side signed by over 150 persons.

Following discussion it was,

RESOLVED,

THAT the petition dated September 30, 1974, from D.E.R.A. requesting new housing in the Downtown East Side be referred to the Standing Committee of Council on Housing and that the Director of Legal Services be asked to examine Chapter 4, Section 4(a) and Chapter 5, Section (1) of the Archaeological and Historic Sites Protection Act and advise the Standing Committee of Council on Social Services whether these Sections may be of use to the City in controlling the use of existing structures in the Gastown and Chinatown Historic Area.

3. Downtown Eastside Residents' Association - Rent Increase at
76 West 39th Avenue

The Committee had before it for consideration a letter dated September 9, 1974, from D.E.R.A. along with copies of correspondence between a former tenant and the owner of the premises at 76 West 39th Avenue.

Cont'd...

It was noted that neither the complainant nor the owner appeared and it was,

RESOLVED

THAT this matter be deferred to an early meeting of the Standing Committee of Council on Social Services when both the owner and the complainant will attend.

4. Downtown Eastside Residents' Association - Rent Increase Drake Hotel

The Committee had before it for consideration a letter dated October 1, 1974 from D.E.R.A. (circulated), a copy of a notice of rent increase from the manager to the tenants of the Drake Hotel and copies of tenants' rent receipts from the manager of the Drake Hotel.

Mr. I. Garfield, one of the owners of the Drake Hotel, told the Committee that none of the hotel guests who received notices of the rent increase are monthly tenants but pay by the week. He maintained that the hotel is governed by the Innkeepers Act, and not the Landlord and Tenant Act.

He presented a copy of a letter to the B.C. Hotels Association, from Davis & Company, Barristers and Solicitors, (circulated) which indicated that a court case may be required to resolve the issue of the Landlord and Tenant Act as it applies to hotels.

The Committee advised Mr. Garfield that it is the Committee's understanding that the Landlord and Tenant Act applies to all residential accommodation regardless of the terms and time period of rent. The hotel would therefore be in violation of the Law by not limiting rent increases to 8% and by not providing the necessary three months' notice of rent increase.

Following discussion it was,

RESOLVED

THAT the complaints of the Downtown Eastside Residents' Association of illegal rent increases at the Drake Hotel, 606 Powell Street, be referred to the B.C. Rentalsman, Mr. B. Clark, for consideration.

5. Franciscan Sisters of the Atonement - Black Topping and Drainage

The Committee had before it for consideration a letter dated October 1, 1974, from the Franciscan Sisters of the Atonement advising of the need for black topping and proper drainage in the yard of the Sisters' Day Care Centre.

Following discussion it was,

RESOLVED

THAT this matter be referred to the Day Care Information Centre.

The meeting adjourned at 2:20 p.m.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

October 3, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall at approximately 3:30 p.m. on Thursday, October 3, 1974.

PRESENT:

Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK:

D. Bennett

Adoption of Minutes

The Minutes of the meeting held September 12, 1974 were adopted.

INFORMATION1. Neighbourhood Pub Applications(A) 2786 East Hastings Street

Mr. Richard Belich appeared before the Committee with respect to his application for a neighbourhood pub at 2786 East Hastings Street. Mr. Belich advised this is a two-storey building and it is his intention to use the lower floor for a neighbourhood pub and the upper floor for dancing.

The amenity report indicated what is in the surrounding vicinity and that the area is probably suitable for a neighbourhood pub but consideration should be given to its close proximity to the Canadian Legion and the proposed new hotel site in the 2800 Block Franklin Street. It should be noted, however, that there is an existing beer parlour at Victoria and Powell Streets, almost exactly one mile distant.

After due consideration it was

RESOLVED

THAT further consideration of this matter be deferred for one week in order to give the members of the Committee an opportunity to review the location.

(B) 3681 West 4th Avenue

Mr. John Keith-King and Mr. S. P. Grauer appeared before the Committee with respect to the application for a neighbourhood pub at 3681 West 4th Avenue.

The amenity report indicated that this location is in a commercially zoned area. Both East and West of 4th Avenue for at least two blocks are mixed, commercial and apartment buildings. North West of the proposed location is largely one-family dwellings. North East of the location consists mainly of older, multiple conversion dwellings. In a South Westerly direction of the location are apartment buildings, one-family dwellings and a large Department of National Defence property. South

Cont'd . . .

Clause #1 continued:

East of the location are multiple conversion dwellings and a small number of one-family dwellings.

The application indicated that five parking spaces would be provided. The Committee reviewed the application and after discussion with the principals

RESOLVED

THAT this application be referred to the Kitsilano Planning Committee for report back to the Standing Committee.

2. Liquor Permit Application - 156 West Hastings Street

Although the applicant for this liquor permit application had been notified of the meeting he was not present to discuss his application with the Committee. It was therefore

RESOLVED

THAT this application be deferred for consideration at the next meeting of the Committee.

3. Street Vendors

(A) Communication From Mrs. Gladys Chong

The Committee had for consideration a communication dated October 3, 1974 from Mrs. Gladys Chong of G & J Flowers at 1523 Commercial Drive wherein she advised that a street vendor was operating on Friday, September 27, 1974 from 5:30 p.m. and on Saturday, September 28, 1974 from 5:00 p.m. directly across the street from her flower shop. She stated that this contravenes the Street and Vendor By-law No. 4781 which was passed by the Council on June 11, 1974 and requested immediate attention to this matter.

The Director of Permits and Licenses advised that on receipt of a telephone call from Mrs. Chong on Friday evening this complaint had been investigated and the operator, who only held a receipt, was notified that this stand should be removed, however, it was noted that he did not remove his stand and appeared again on the Saturday night. The owner of the stand was then contacted this week by the Officials and was advised that this operation could not continue. The Director of Permits and Licenses stated he had assurance from the owner that this stand would not in future be located across the street from Mrs. Chong's Flower Shop.

After consideration of this matter it was

RESOLVED

THAT the communication from Mrs. G. Chong dated October 3, 1974
be received.

(B) Complaint Re Restriction of Licence - Mr. David Sadler

Although the arrangements had been made Mr. David Sadler did not appear re his complaint that the Department of Permits and Licenses had advised him that he could not sell imported clothing under his street vendor's licence.

Cont'd . . .

Standing Committee of Council
on Community Development
October 3, 1974

Clause #3 continued:

The Committee agreed that as this delegation had not appeared and as a report was going to Council on Street Vendors that the necessary arrangements be made for Mr. Sadler to appear before Council as a delegation.

RECOMMENDATIONS

4. Liquor Permit Application - 1018 Burnaby Street

The Zoning Planner submitted the following report with respect to a liquor permit application at 1018 Burnaby Street:

"It is reported on behalf of the Director of Planning that the above noted Development Permit Application has been filed to alter and use an approximately 29' x 46' portion of the second floor of this existing two-storey restaurant as a bar and lounge.

The Technical Planning Board approved this application subject to the condition that prior to the issuance for the Development Permit:

'This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.'

This development would have approximately 433 sq. ft. of public assembly area for the lounge and bar.

The development is situated in the downtown area in the CM-1 Commercial District.

This report is submitted for the consideration of the Standing Committee of Council on Community Development."

Mr. John Buchanan, Manager, appeared before the Committee and advised that he presently holds a dining lounge licence for the Hind-Quarter restaurant but wishes a lounge licence for the public assembly area for the lounge and bar. After due consideration it was

RECOMMENDED

THAT Council approve the proposed location for a cocktail lounge licence at 1018 Burnaby Street.

(Alderman Rankin is recorded as being opposed to this recommendation.)

5. Illegal Suite Policy

The Council on September 24, 1974 referred the following communication from Alderman Volrich dated September 10, 1974 respecting Illegal Suites Policy to this Committee for consideration and report:

"City Council, on May 28, 1974, approved the recommendations contained in the report of the Community Development Committee with the reservation that Recommendation 1 (in my memorandum accompanying the report, regarding the idea of a test plebiscite in four selected areas) be approved" in principle". I understood this to indicate that Council wished further consideration to be given to the practical aspects of the matter. Further, the proposal for a "registry of home suites" operated by the City, was approved in principle and referred to the Director of Permits and Licenses for report, and the recommendation to advance the date specified in Section 565a of the Charter to April 1st 1974, was referred to the Director of Legal Services for the necessary Charter Amendment.

Clause #5 continued:

The whole matter has been receiving the further consideration of the Special Staff Committee and myself, as Chairman of the Standing Committee, and a number of further meetings on the subject have been held over the past few months with particular reference to the procedures and administrative process under which the programme might be implemented. In particular, I was interested in whether matters could be organized in such a way as to allow the proposed test plebiscite to be carried out by the end of September.

The following points arose from these discussions:

1. The fact that the Voters' List will not be available before October 15, 1974 makes it difficult for the City Clerk to carry out a plebiscite prior to that date
 2. The City Clerk feels that it would be inadvisable to carry out the plebiscite at the same time as the civic election on November 20, 1974 because of administrative and practical problems.
 3. It was felt that a sample survey could be carried out in the four designated areas within the next month and that this would likely give a good sampling of public reaction. The Planning Department will be providing an estimate of the costs of such a survey.
 4. The possible effect of the programme on the N.I.P. and R.A.P.P. programmes is being considered by Mr. Youngberg.
 5. Considerable discussion took place regarding the manner in which the four general areas could be designed into sub areas for purposes of a survey and plebiscite, having reference to the zoning map originally used in considering the "illegal suites" programme, including the overlays showing polling districts and the disposition of the presently known illegal suites.
 6. Some sub areas have been identified, which do not necessarily conform to poll areas and the Planning Department is giving further consideration to designating these sub areas.
 7. The City Clerk has given me a very useful memorandum on the merits in considering the use of a "petition" method instead of a "plebiscite" method and salient points are as follows:
 - a) In the "plebiscite" method which involves the use of a secret ballot system, there would be no identification later to pinpoint the opinions within block areas and based on past experience turn-out would likely be quite limited.
 - b) In the "petition" method an information pamphlet and the petition card would be mailed to all property owners in the designated area, postage prepaid, and the results would provide us with a useful analysis of public reaction on a block-to-block basis, in addition to ensuring a much greater response.
 8. Among other matters, decisions must be made as to whether only resident owners will be allowed to vote and whether only owners of residential property will be allowed to vote.

Clause #5 continued:

9. At all times it has been borne in mind that the programme is intended as one which encourages a secondary suite in an existing home in a residential area, and not as a programme which may permit "duplexing" in these areas.

It can also be noted that the City Manager is putting together a presentation to the Federal Government entitled "New Space in Existing Areas," following along our proposed programme, pointing out the substantial advantages of such a programme in adding to the housing stock of the City, and the advantages to owners and tenants alike, and proposing that Federal funds be made available for such home improvements under the Federal Urban Demonstration Programme, emphasizing the elements of quality and innovation.

I believe that any change of zoning should only be introduced in a local area which demonstrates by a large majority a desire for such a change. In addition to the plebiscite, a formal public hearing will, in any event, be a further legal requirement."

Alderman Volrich concluded his communication with several recommendations which were discussed by the Committee.

After further consideration and a suggested amendment to Recommendation 1, your Committee

RECOMMENDS

- (A) THAT the Council approve the study on Housing Conversion as recommended today by the Standing Committee on Finance and Administration under the LIP Projects.
 - (B) THAT Council approve the "petition" method to be carried out in any sub-areas where the study indicates that a majority of property owners favor a zoning change.
 - (C) THAT such a "petition" plebiscite be carried out in such areas in March or April, 1975.
 - (D) THAT only the resident property owners of residential property be allowed to vote in such a plebiscite.
 - (E) THAT the plebiscite require a 2/3 majority approval of such property owners before the matter is referred to a formal public hearing, this being consistent with the recommendation previously approved by the Committee and Council.

The meeting adjourned at approximately 4:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 474

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT**II**

October 3, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the #2 Committee Room, third floor, City Hall, on Thursday, October 3, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)

Alderman Bowers

Alderman Pendakur

Alderman Massey

ALSO

PRESENT: Mr. L. E. Ryan

CLERK: G. Barden

RECOMMENDATION1. Downtown Planning Report

Your Committee reviewed the "Report for Discussion" on Downtown Vancouver Planning Concepts for Future Development and Process for Control of Development prepared by the Downtown Study Team dated September 19, 1974. (Copy on file in the City Clerk's Office)

Three members of the Downtown Planning Team reported as follows:

Mr. Gerald Davis gave a short report reference on the Report;

Mr. Andrew Malczewski reviewed for the Committee that section of the report dealing specifically with Action Policies for Downtown based on the values, goals, trends, constraints, opportunities and priorities set out elsewhere in the report;

In addition, Mr. John Winsor submitted for consideration a number of recommendations of the Downtown Study Team outlined in a report dated October 3, 1974.

The Committee discussed the "Report for Discussion" which included 7 sections:

- Summary and Introduction
- Summary of the Physical Plan
- Themes for the Physical Plan
- Character Areas
- Approach to Regulation
- Procedures for Control of Development
- Issues for Future Action

It was agreed that Pages 1 to 95 could be circulated for comments and feedback, particularly on the section "Themes for the Physical Plan" and "Character Areas". However, the consensus was that the section from Pages 96 to 113 of the report required further discussion at the Committee level. It was noted that the section dealing with Procedures for Control of Development has been referred to the City Manager for review and report back to the Committee.

The recommendations of the Downtown Planning Team were reviewed by your Committee in detail, augmented and are RECOMMENDED to Council as follows:

Clause No.1 (continued)

- a. THAT the report be circulated to individual City departments and the departments be requested to report back to the Committee their comments on Pages 1 to 95, it being indicated that the Committee has not yet considered the portion of the report from Pages 96 to 113.
 - b. THAT the Director of Planning prepare a summary brochure for public information to be distributed widely, free of charge, and that funds in the amount of \$5,000 be approved to prepare 3,000 copies of the brochure. Funds to include fees for a professional writer, graphics assistance and printing costs. It is anticipated that this brochure would take one month to prepare.
 - c. THAT an expenditure of up to \$2,350 be approved to print 500 copies of the "Report for Discussion". These reports to be distributed as follows:
 - a number of free copies to be placed in the Vancouver Public Library for public information
 - free copies to be made available to appropriate official boards for comment
 - some copies to be available on loan from City Hall
 - the residue to be sold to the public on request at cost of printing (approximately \$3).

AND FURTHER THAT a covering letter from the Chairman of the Civic Development Committee be inserted in the front of the report prior to printing.

- d. THAT the public be invited to submit comments to the Director of Planning for submission to the Committee on the brochure and the "Report for Discussion" within two months of circulation.
 - e. THAT the Committee approve in principle public displays on the Downtown Plan and the Director of Planning report back on format and cost, including recommendation on the most appropriate communication medium.
 - f. THAT the Director of Planning report back on cost of building a model of the Downtown at an appropriate scale into which models of individual development proposals could be fitted, including report on possible locations for the model.
 - g. THAT the Director of Planning report back to the Committee on the cost and terms of reference for a study of the economic feasibility of developing housing in Downtown in mixed use developments and to investigate appropriate bonus incentives for inclusion in zoning regulations, following consultation with appropriate civic officials.
 - h. THAT the Director of Planning report back to the Committee on the details of the continuing program of work for the Downtown Study Team.
 - i. THAT the following be received for information:

"That the Downtown Study Team be authorized to refer to the policies and guidelines contained in the 'Report for Discussion' as a basis for their discussions and recommendations, on Development Permits now being processed and requiring conditional approval in the C-5, CM-1, CM-1A, CM-2 and CM-2A zones."

cont'd ...

Clause No.1 (continued)

i. continued

"That the Director of Planning make application to amend the Zoning and Development Bylaw, to include the following amendments, set out in Alternative 1, on Page 100 of the 'Report for Discussion':-

- Add 'dwelling units' as a permitted use in the C-5, CM-1, CM-2, CM-1A and CM-2A zones.
 - Add daylight angles for residential use in the C-5, CM-1, CM-2, CM-1A and CM-2A zones.
 - Delete the requirement for vertical light angles in the C-5 zone.
 - In the C-5, CM-1, CM-2, CM-1A and CM-2A zones refer to the Character Area Policies and Urban Design Guidelines as criteria which must be considered in granting any increase in the base floor space ratio."

2. Preparation of a Preliminary Land Use Plan -
Area 10 - False Creek

Mr. E. D. Sutcliffe, Development Consultant, presented a report "Preparation of a Preliminary Land Use Plan - Area 10" dated September 24, 1974, reading in part, as follows:

"Objective"

The objective is to produce a preliminary land and water use plan for the portion of Area 10 lying east of First Avenue hereafter called Area 10A which will accommodate the economic and other concerns of the City and of Western Outboard, will form the basis for an Area Development Plan, and will enable decisions to be made regarding future marine sales and service facilities required by Western Outboard.

Background

Land Ownership - Approximately 0.9^{ac} is owned by Western Outboard.

Water Lot Ownership - The City owns a water lot adjacent to the site of approximately 3.88 ac. The 0.4. ac waterlot adjacent to the access road to Granville Island is owned by other levels of government.

Shoreline - The seawall will be constructed by the City Engineering Department in the period 1st December, 1974 to 31st May, 1975 to the alignment and design approved by City Council on 24th September, 1974.

Railway - It is expected that the Kitsilano Trestle and the C.P.R. track through Area 10 will remain for a number of years, and will eventually be removed. In the meantime it is expected that the rail can be relocated to a tighter radius to give more area for development, but this would have to be justified economically.

Soil Conditions - Analyses made by Golder Brawner and Associates are available through the Development Group.

Noise Levels - Analyses made by acoustical consultants are available through the Development Group.

Vacant Possession - The City expects to have vacant possession of all their land and water in Area 10A by 1st October, 1974.

Traffic and Circulation - Fir Street intersection is now at capacity.
Roads can be relocated. cont'd

cont'd ...

Clause No.2 (continued)

Consultants

The City proposes to engage a team headed by Britannia Design to coordinate the preparation of a preliminary land use plan for the area in question.

Western Outboard proposes to engage at their expense Henriquez and Todd to work with Britannia Design and specifically to prepare proposals, layouts and preliminary plans for Western Outboard. "

The Committee discussed the report and was in general agreement with it. However, it was noted that Western Outboard were requesting an additional one-acre water lot from the City. Following discussion of Western Outboard's request with officials present the Committee felt the water area to be leased to Western Outboard from the City should be limited to 1.3 acres. The Consultant noted that the Property Office would like to report on the rate they feel would be appropriate, and the Committee felt this should be dealt with by Council in-camera.

The recommended terms of reference of the Consultant were reviewed by your Committee in detail, augmented and are RECOMMENDED to Council as follows:

1. The Plan must be in conformity with the guidelines contained in the Official Development Plan for False Creek.
 2. The Plan should take into account the objectives inherent in the Area 10 Concept Plan adopted for discussion purposes by Council in August, 1973.
 3. In view of the site characteristics and land costs, the densities may be toward the upper limits of the guidelines.
 4. There will be a continuous public walkway adjacent to the shoreline.
 5. The plan must demonstrate how traffic, circulation, parking and public open space requirements (5 ac in the whole of Area 10) will be met.
 6. The intention is that the plan will incorporate facilities for Western Outboard for a pleasure boat sales and service operation, approximately as follows:

Land Area	<ul style="list-style-type: none">- maximum of 10,000 sq. ft. (0.9 ac to be owned by Western Outboard, balance to be leased from the City)- land leased from the City to include right of access to the water
Water Area	<ul style="list-style-type: none">- for sales and services only (no marina)- up to 1.3 acres of the City water lot, to be leased from the City- facilities, wharfs, docks, etc., proposed for the water area must recognize the need for an appearance of open water adjacent to the seawall.
Building Area	<ul style="list-style-type: none">- approximately 40,000 sq. ft. for sales and service, with additional space for outside rental and future expansion.

cont'd ...

Clause No.2 (continued)

7. The Western Outboard land component of the plan can be located anywhere in Area 10A, but must be compatible with the neighbouring land uses and must be acceptable to the City and to Western Outboard.
 8. The plan must be such that the City land can earn a return on the City's investment (to be specified by the Director of Finance) which investment includes services and the City portion of the cost of the seawall. The basis of obtaining such a return must be demonstrated.
 9. The plan must recognize the City's objective to encourage the development of all the land in Area 10, including that portion owned by B. C. Central Credit Union and hereafter called Area 10B, in a way which will be compatible both with the Official Development Plan for False Creek and the plan for Area 10A.
 10. The plan should be developed in liaison with the owners and/or designers of Area 10B, or failing that should suggest the land uses for Area 10B which would be appropriate under the circumstances and economically and socially viable.
 11. The land uses permitted in the Official Development Plan for False Creek and appropriate for consideration in Area 10A and 10B are:
 - residential uses
 - institutional uses
 - industrial uses
 - marinas
 - commercial uses
 - commercial-recreational uses, and,
 - parks and open spaces.
 12. Western Outboard want to start construction of new facilities before the seawall is completed, and therefore, the plan should be completed within weeks.
 13. The Development Group will coordinate the preparation of the preliminary land and water use plan, and will be responsible for liaison with the City Planning Department with respect to approvals by City Council."
 14. That should Western Outboard disagree with the above recommendations they be invited to discuss the matter with the Committee.
 15. That the Director of Legal Services be requested to report on legal ramifications of the Committee's actions in this matter.

The meeting adjourned at approximately 6:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 474-5

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

October 3, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, October 3, 1974, at approximately 7:30 p.m. in No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)
 Alderman Harcourt
 Alderman Volrich

ALSO
PRESENT: Alderman Massey

ABSENT: Alderman Linnell

CLERK: M. Clark

INFORMATION

1. Development Permit Application Process

City Council on July 9, 1974, referred the following clause from a memorandum from the Mayor to the Standing Committee on Finance and Administration:

"Development Permit Application Process

The development permit application process has been the subject of continuing concern to both the Council and the public. I RECOMMEND that the Finance and Administration Committee carry out a full-scale and complete review of the procedure involved. This review should entail public discussion on the subject with a view to bringing some comprehensive recommendations for improvements to Council for approval by October 1, 1974."

At a meeting of the Standing Committee on Finance and Administration on August 29, 1974, Alderman Bowers presented a report which gave a summary of public responses received to his invitation to comment on the development permit application process, and the Committee resolved

"THAT the City Manager be asked to appoint a small committee to consider the list of suggested improvements and responses from the public, and discuss them with staff;

THAT the committee prepare proposals for changes in the processing of development permits and present them to a special meeting of the Finance Committee to be held on the evening of Thursday, October 3, 1974."

At the meeting of the Committee this day, representatives of certain public groups gave the Committee their reaction and, in some cases, their suggestions for improvements to the processing of development permit applications.

Before hearing delegations, Mr. W. Gray, Zoning Planner, described for the benefit of the Committee, the present procedure for people applying for development permits. He indicated that if the Zoning By-law regulations for outright uses were met, then there was generally no delay in the processing of the application. It is where the development is larger and falls into a conditional use category that a time delay occurs.

Mr. J. Coates of the West End Planning Team described the new downtown proposal which parallels the West End Team's proposal for urban design guidelines for the development permit approval process. This proposal emphasizes the need for increased flexibility and, therefore, allows for considerably more discretionary approval.

Development Permit Application Process (continued)

Mr. A. Bethall, Administrative Analyst, spoke to the City Manager's report (circulated) which gave an analysis of the replies received to Alderman Bower's questionnaire; outlined some of the procedures which presently cause delay on the part of both the City and the applicant and commented on suggestions for change made to the Staff Committee by Alderman Bowers.

The following spoke to the present system of processing development permits:

- (a) Mr. Ben Wosk, Developer, suggested the following for speeding up the process:

 - (i) that the application should include not only the name of the applicant, but also the name of the owner;
 - (ii) that a booklet should be prepared and sold at a nominal cost explaining the process for obtaining a development permit in plain language;
 - (iii) when an application is filed and checked by the first checker, any deficiencies should be put in writing and mailed to both the applicant and the owner;
 - (iv) the applicant and the owner should be notified in writing if further deficiencies need correction and/or if a certain time has elapsed, they should be notified of the status of the application.

(b) Mr. A. Gerry, Architect, Paine & Associates, spoke of the frustrations of an architect when attempting to see an application for a development permit through the process. He indicated there would be no objection to increased fees for development permits if the time were decreased. He emphasized that applicants should be informed of the status of their application. He also stated that presently it is not possible to contact senior people in the Planning Department.

(c) Mr. J. Hunden, President of Durham Developments, emphasized the frustration of trying to obtain a development permit and indicated that in his case, 40% of the time of development was spent in obtaining development approval. The time delay increased the cost to the developer and is passed on to the housing consumer. He suggested elimination of zoning rules except for use, density and parking.

(d) Mr. S. Dawes, Shell Canada Limited, asked whether or not the development permit stage was not an "in principle" stage. If this is the case, the time required to obtain a development permit should be relatively short with the technical part of the application being required at the time of obtaining a building permit. He suggested

 - (i) amending the Zoning and Development By-law whereby at present service station developments must be approved by City Council;
(Subsequently, Council has taken action in this regard)
 - (ii) granting more authority to the Planning Department;
 - (iii) more staff within the Planning Department to be assigned to current projects.

Mr. Dawes also mentioned the frustration of not being able to get in touch with people who knew the status of a development permit application.

cont'd....

Development Permit Application Process (continued)

- (e) Mr. G. Sixta, representing the Architectural Institute of B.C. explained the interpretation of By-laws by Plan Checkers who base decisions on "policy" and indicated there was difficulty on the part of applicants in knowing just where this policy stemmed from. He also commented on the fact that considerable design is usurped through the plan checking process. He suggested reasonableness within urban design guidelines would improve the present situation. He also suggested that a position of expediter be created within the Planning Department.
 - (f) Mr. Wm. Lort, Architect, commented that the whole idea when the present Zoning and Development By-law was passed in 1956, was to have the development permit approval, an "in principle" stage. He said that at this point in time when applying for a development permit, we find ourselves "counting blades of grass and leaves on trees". He also suggested that in his opinion a report on the status of each application was not necessarily the answer to keeping the developer informed and asked why it was not possible when a delay was being experienced or an application had moved to the next stage, a simple telephone call to the developer could not be made.

Generally, the speakers indicated their was a need for a more simplified system, a system that could be handled more quickly and suggested in many cases, expediters would help. There seemed to be no objection to extra fees for extra checking when that became necessary.

The Chairman indicated that the purpose of the meeting was to provide the City Manager with suggested improvements and/or proposals for change in the present system.

It was

RESOLVED that a meeting of the Finance Committee, the City Manager and the Director of Planning be scheduled for the near future to discuss the suggested changes to the development permit application process.

The meeting adjourned at approximately 10:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 415

REPORT TO COUNCILVIISTANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

October 10, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the #1 Committee Room, third floor, City Hall, on Thursday, October 10, 1974, at approximately 9:00 a.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Bowers
Alderman Pendakur
Alderman Massey

ALSO
PRESENT: Mr. L. E. Ryan

CLERK: G Barden

RECOMMENDATION1. Downtown Planning Report

Your Committee reviewed, with Mr. John Winsor and Mr. Andrew Malczewski of the Downtown Planning Team, Pages 96 to 113 of the "Report for Discussion" on Downtown Vancouver Planning Concepts for Future Development and Process for Control of Development dated September 19, 1974, prepared by the Downtown Study Team. This section of the report deals with Regulations and Guidelines for development downtown, existing Development Controls, two alternatives for Downtown Zoning and Urban Design Policies and Guidelines.

The Committee focused on the question of dividing the downtown into 15 suggested districts following the boundaries of "Character Areas", the inclusion of residential use downtown, the question of floor space ratios and permitted uses.

The Committee favoured Alternate 2, the establishment of special downtown planning districts based on "Character Areas" and regulations using a discretionary bonus system. It was felt that 15 districts would be too many. Also, there should not be definite boundaries, but just merge one district into another. Some concern was expressed on the proposed bonus system for residential use in the downtown.

The Committee discussed the timing of getting various reports back on this matter. It was noted that the report on Procedures for Control of Development should be ready at the end of October. Comments of staff and public on the report should be ready at the end of November. The Committee felt a written timetable on these matters would be helpful. It was agreed that a 4-hour meeting should be scheduled to discuss reactions and comments on the report, the question of an Urban Design Board and the right to appeal.

After further discussion, the Committee

RECOMMENDED

- (a) THAT the report be received.
- (b) THAT the Director of Planning be authorized to undertake an economic study of the potential of housing in the downtown core as set out in the report at a cost not to exceed \$2,000.

FOR COUNCIL ACTION SEE PAGE(S) 475

The meeting adjourned at approximately 10:30 a.m.

REPORT TO COUNCIL**VIII**STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

October 10, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall on Thursday, October 10, 1974 at approximately 12:00 noon.

PRESENT:

Alderman Volrich (Chairman)
Alderman Marzari
Alderman Rankin

ABSENT:

Alderman Harcourt (Civic Business)

CLERK:

D. Bennett

RECOMMENDATION1. Broadway West Improvement Project

The Committee had before it for consideration a report of the Director of Planning and the City Engineer dated October 7, 1974 (copy of which is circulated) which set out information respecting the beautification program on West Broadway from Larch Street to Waterloo Street under the following headings:

- I. Background
- II. Design Proposals
- III. Boulevard Park Areas
- IV. Cost Sharing
- V. Capital Costs
- VI. Availability of Funds
- VII. Continuing Costs
- VIII. Street Lighting
- IX. Construction Schedule

Mr. M. Kemble of the Planning Department showed slides which depicted the present conditions and proposed improvements such as boulevard parks at Trutch, Bayswater, and Stephens Streets, the majority of sidewalks will be replaced with interlocking concrete pavers on a large portion of the sidewalk, pedestrian crossings will be improved, extensive tree planting will be done, etc.

The Committee noted the recommendations of the Director of Planning and the City Engineer and two items in the report were submitted for the consideration of the Committee, i.e. the matters of alternative funding and the street lighting fixtures.

It was noted in the alternative funding that the total cost to the City would be \$255,550 and this information was set out as follows:

"Alternative A - Using available Beautification funds. This alternative would use almost all available Beautification Capital funds and would reduce the present Chinatown allocation, leaving only sufficient money for the City's share of consultants' fees for 1975. The Chinatown project will probably not proceed until after 1975, however.

The Director of Finance suggests that, if the Broadway project is approved, the City's share of the cost be funded from presently available Beautification Capital funds (Alternative A) and the Chinatown project be financed from the next Five Year Plan funds if the project proceeds during that period.

Alternative B - Using Supplementary Capital funds. This alternative would leave the Chinatown funds as they are, permitting a token start on the Chinatown project should agreement be reached to proceed in 1975.

Cont'd . . .

Clause #1 continued:

Alternative C - Using an amount equivalent to the City's share of the Boulevard Park cost from Supplementary Capital funds (\$47,000). This alternative would reduce the amount of Supplementary Capital funds required."

With respect to the street lighting the City Engineer recommended that high-intensity mercury luminaires should be placed from Macdonald to Alma while the Director of Planning prefers that no changes be made to the present upper-level street lighting system on Broadway until Council has considered a report by the City Engineer on types of street lighting on arterial streets such as Broadway, and in areas having a major pedestrian shopping function, such as Broadway West.

The Deputy City Engineer advised that the Standing Committee of Council on Waterfront and Environment was considering a report on this matter this afternoon and this Committee was of the opinion that decision on the type of street lighting for Broadway West should be delayed pending the receipt of the recommendations from the Waterfront and Environment Committee.

After considerable discussion on the report of the Director of Planning and the City Engineer it was

RECOMMENDED

- A. THAT the design proposals as shown in the report of the Director of Planning and the City Engineer dated October 7, 1974 be approved, and that the initiation of local improvement proceedings be authorized.
 - B. THAT the cost-sharing for the main surface work including the side street work in the three areas a), b), and c) as shown in Section V in the Broadway West Improvement Project be based on the following formula, namely:
 - two-thirds (2/3) by the property owners;
 - one-third (1/3) by the City.
 - C. THAT the proposed cost-sharing for the boulevard parks be approved, namely:
 - development costs 90% City and 10% property owners;
 - consultant design fees split 50% City and 50% property owners.
 - D. THAT the property owners' share of B and C above be assessed on the basis of their footage along West Broadway.
 - E. THAT the Director of Legal Services be requested to bring forward the necessary By-law to implement B, C, and D.
 - F. THAT the Director of Planning report back on the appointment of a landscaping consultant for the three boulevard park areas, and the terms of reference.
 - G. THAT it be recommended to Council that Alternative B be the funding arrangement for this beautification project on West Broadway and that the Director of Finance be given the opportunity of speaking to Council on this matter when this report goes to Council.
 - H. THAT the matter of upper-level street lighting be deferred for two weeks.

The meeting adjourned at approximately 12:50 p.m.

X

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE AND ADMINISTRATION &
VEHICLES FOR HIRE BOARD

October 10, 1974

A joint meeting of the Standing Committee of Council on Finance & Administration and the Vehicles for Hire Board was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, October 10, 1974, at 12:30 p.m.

PRESENT:

Alderman Bowers, Chairman
Alderman Harcourt
Alderman Rankin
Alderman Volrich
Mr. K. Armstrong, Permits and Licenses
Dr. Bryson, Director of Permits and
Licenses
Mr. L. Johnson, Permits and Licenses
Superintendent McRae, Traffic Division,
Police Department
Mr. Ryan, City Manager

ALSO PRESENT:

Mr. W. A. Clearwater, President,
Buster's Auto Towing Services Limited
Mr. H. Jensen, Buster's Auto Towing
Services Limited
Mr. H. Surman, Buster's Auto Towing
Services Limited

CLERK:

R. Demofsky

RECOMMENDATION:

1. Buster's Auto Towing

Vancouver City Council on September 24, 1974, when dealing with the above noted topic,

"RESOLVED,

THAT WHEREAS

- (a) The above Company has a contract with the City of Vancouver giving it virtually exclusive rights to the business of towing away motor vehicles in the City;
- (b) The said contract confers very valuable benefits on the Company;
- (c) Many complaints are received from citizens and visitors about some of the actions and methods of operation of the Company;
- (d) Having such an exclusive contract with the City, it is important to examine the methods of operation of the Company to ensure that these methods are in accordance with the public interest and not unduly contrary to the rights and convenience of citizens and visitors to the City;

THEREFORE BE IT RESOLVED THAT the Company be requested to have its representatives appear at a joint meeting of the Vehicles for Hire Board and Standing Committee on Finance and Administration to discuss with the Committees its methods of operation and that the Company be requested to prepare for members of the Committee a statement outlining the present methods of operation of the Company in respect of the following practices:

- (i) Towing away vehicles from City streets during rush hours 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
- (ii) Towing away vehicles from privately-owned areas.

Standing Committee of Council on
Finance and Administration &
Vehicles for Hire Board

October 10, 1974

- (iii) Gaining entry to locked vehicles and dealing with damages caused by actions of its employees.
- (iv) Charges and procedures for owners in recovering their vehicles.
- (v) Towing away vehicles on complaints of citizens."

Submitted for the Committee's consideration was a report from Buster's Auto Towing Services Limited dated October 10, 1974, outlining the present methods of operation of Buster's Auto Towing as requested in the above Council resolution. This report is on file in the City Clerk's office.

In the discussion which ensued the following points were noted:

- Aldermen had received many complaints from people whose vehicles had been towed away by Buster's Auto Towing, and who subsequently experienced some degree of difficulty in retrieving them.
- Representatives of Buster's advised that in view of the large number of N.S.F. and "stop payment" cheques received, they do not accept cheques; however, they do accept Chargex and Mastercharge.
- No vehicles are towed away unless they are ticketed by the Vancouver City Police, and then the vehicle is taken to the nearest compound. Section 183 of the Motor Vehicles Act allows Buster's to tow away vehicles from private lots. It was noted that Buster's had standing contracts with large parking companies, such as Imperial Parking Limited, and letters of authorization from owners of private property, to tow away illegally parked or unauthorized vehicles.
- Different parking companies had different policies. For example, Imperial Parking Limited advised Buster's Towing to give overparked vehicles one hour of grace before towing them away.
- Buster's tows away vehicles from private property upon telephone requests. They try to get the name and phone number of the caller but sometimes this information is not acquired. This has resulted in wrong vehicles being towed away or vehicles being towed away due to feuds with neighbours, etc.
- With regard to the individual's legal recourse, it was noted that either the Police Board or the Vehicles for Hire Board would act as an appeal body to hear any severe complaints.
- In several instances poor signing in the parking lots has caused problems because people were not aware that their vehicle would be towed away if they over-parked.
- It was noted that Buster's was in the process of improving its public relations program and thus create a more acceptable image in the eyes of the public.
- The Director of Legal Services advised that Section 10 of the License By-law stated:

"It shall be a condition of the granting of a license to any person to carry on the business of an auto parking lot that he shall post on the parking lot one sign at each entrance and one sign at each exit of such parking lot, stating in wording clearly legible by day or night to the satisfaction of the Inspector, the circumstances under which a vehicle may be removed from the lot and the address of the place to which it will be removed."

It was agreed that this particular section was not being sufficiently enforced.

- Buster's Auto Towing always complies with recommendations of the Vehicles for Hire Board.

Standing Committee of Council on
Finance and Administration &
Vehicles for Hire Board

October 10, 1974

- The drivers working for Buster's Towing Services Limited are paid Teamster's wages and no commissions.
- With regard to auctioning off cars, after a car has remained in Buster's compound for more than 45 days they attempt to locate the registered owner of the car, and failing this, the car is then auctioned off.
- With regards to damaged cars, the Committee was advised that when a driver picks up a car to be towed away he makes a thorough inspection of the car before it is towed. If there is any existing damage to the car at the time it is noted on the back of the invoice. This is then communicated to the dispatcher, and when the person comes to recover his car the company knows exactly what damage was already existing before the car was towed away.
- It was noted that a person over-parking on a City street was levied a \$5.00 fine, however anyone over-parking in a parking lot was liable to pay \$9.50 per day or part thereof.

RECOMMENDED,

- a. THAT the Director of Legal Services review the present fines being levied for illegal parking on the City streets, and report back with his recommendations to the Vehicles for Hire Board.
- b. THAT the Director of Permits and Licenses meet with representatives of Buster's Auto Towing Services Limited to discuss the areas in which problems exist, and report back to the Vehicles for Hire Board with his recommendations.
- c. THAT the Director of Permits and Licenses write to the major parking companies in the City of Vancouver requesting that they improve the signing at the entrances and the exits of parking lots advising people that if they over-park their vehicles will be towed away, and also suggesting the possibility of a duplicate receipt system, whereby, one half of the receipt would be left in the vehicle and the other half would be retained by the owner.

The meeting adjourned at approximately 1:55 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 475

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

OCTOBER 10, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall on Thursday, October 10, 1974 at 2:00 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Harcourt
Alderman Volrich

ABSENT: Alderman Linnell

COMMITTEE CLERK: Marilyn Clark

RECOMMENDATION1. Urban Reader

Council, on April 23, 1974 approved the following recommendation of the Standing Committee of Council on Finance and Administration dated April 18, 1974, when dealing with the Social Planning Department's Budget Appeal:

" A. Social Planning Department

Recommended that the following be approved for inclusion in the Social Planning Department's 1974 budget:

i) Continuation of the "Urban Reader" \$ 27,067

This funding is provided for this year only on the understanding that the Department of Social Planning seek CAP funding for the publication of the Urban Reader and on the condition that possibilities be explored whereby the publication become more self-supporting.

It was FURTHER RECOMMENDED,

THAT that portion of the \$27,067 allocated for salaries be increased by 12% to bring them in line with 1974 salary awards.

During the course of discussion Alderman Harcourt agreed to act as a liaison on behalf of the Committee to look into additional sources of funding for the Urban Reader and report back to the Committee in 3 month's time."

The Committee had for consideration a memo from Alderman Harcourt in regard to the Urban Reader. Mr. E. Fladell, City Information Officer, was present and was able to provide answers for the Committee in many areas.

The Urban Reader is published 10 times a year with a run of approximately 4500. The cost, including four salaries annually, is approximately \$50,000 before C.A.P. sharing. Presently all employees of the Social Planning Department do come under C.A.P. sharing arrangements, whereby the Provincial and the Federal Governments share 45% of salaries, fringe benefits and travel expenses. The annual cost of the Urban Reader publication, taking into consideration this sharing, is in the neighbourhood of \$37,000.00.

Cont'd.....

Clause 1 Cont'd

Committee members unanimously endorsed the publication as being of excellent quality. Discussion centered around various ways that the Urban Reader might become self-supporting. Presently the typographic services of the Reader have been used by other City Departments and this is an area that might be expanded to produce some revenue. The Reader now has Second Class mailing privileges from the Canada Post Office and is exempt from the 12% sales tax, another saving. The Urban Reader staff have been in contact with the School Board to discuss the possibility of a contract to supply copies of the Urban Reader for use in the City Schools. Such an arrangement would reduce the cost per copy to the City because of the larger run. The Urban Reader staff have been bringing their subscription list up to date so that only those who wish to receive the publication will continue to do so.

The feasibility of Book Store sales has been discussed. It appears at the moment that a price of 50¢ to 75¢ would be necessary and this seemed rather high.

After considerable discussion, during which the Committee members agreed that the present policy of the Urban Reader should continue, whereby it is issue oriented and editorially independent, the Committee

RECOMMEND

- (A) THAT, as of January 1, 1975 four Urban Reader staff positions be established on a permanent basis, such positions to be reviewed by the Standing Committee of Council on Finance and Administration in November 1975;
 - (B) THAT \$6,000 be approved to cover Urban Reader production costs at \$1,500 per month for the four months of January - April 1975, and

THAT the Director of Social Planning include Urban Reader production and related costs in his annual Departmental Budget as an ongoing item;

 - (C) THAT City Council support in principle, the distribution of the Urban Reader through the Vancouver School system, provided the School Board agrees and funding is obtained to cover the costs;
 - (D) THAT Alderman Harcourt be requested to bring the potential of the Urban Reader as an educational tool to the attention of the Provincial Minister of Education with a view to a Province-wide distribution of this publication and a Provincial Government contribution to its cost of production.

2. VanDusen Botanical Gardens

On September 10, 1974 Vancouver City Council received a request from the Park Board by way of a resolution of their meeting on September 9, 1974 to approve an amount of \$240,000 from the City's 1975 Supplementary Capital Budget for development of the VanDusen Botanical Gardens.

Cont'd

Clause 2 Cont'd

Council, on October 10, 1974 passed the following motion:

"THAT the Director of Finance and the Director of Legal Services be requested to prepare a report for the proposed allocation of funds for the VanDusen Botanical Gardens for the consideration of the Standing Committee on Finance and Administration."

That report was available for consideration at this meeting. The City Manager's Report, as circulated, gives the history of the various grants to the VanDusen Botanical Gardens during the period 1970 - 1974.

The Committee noted that the Park Board had requested that an amount be included in the Five Year Plan for the development of the Gardens. The Five Year Plan is finalized and no amount is included for the Gardens. The Director of Finance notes that the \$500,000 could be provided from Supplementary Capital Budgets in future years if the development plan meets with Council approval.

The Committee examined those items that make up the development and overhead funds required to open the Gardens, which totals \$390,000 and questioned as to which items were crucial to bring the Gardens to a satisfactory state for opening to the public. The \$390,000 is made up as follows:

- Fencing	\$30,000
- Walkway Paving	20,000
- Special Display Garden adjacent to Floral Hall	40,000
- Irrigation (20 acres at \$4,000 per acre)	80,000
- Site Lighting	40,000
- Site and Floral Hall Furniture (benches, drinking fountains, garbage receptacles, flags, etc.)	45,000
- Special Annuals Planting for first year	15,000
- Plant Material Purchases	30,000
- Overhead Costs (planning, administration, maintenance	<u>90,000</u>
TOTAL	\$390,000

The Park Board had suggested that, if \$240,000 could be provided from the 1975 Supplementary Capital Budget, the balance of \$173,000 would be sought in the form of donations from the public.

After considerable discussion, the Committee,
RECOMMENDS,

THAT this Council recommend to the 1975 - 1976 Council that \$150,000 be included in the 1975 Supplementary Capital Budget as the balance of the City's contribution toward the opening of the VanDusen Botanical Gardens and

THAT the balance required by the Park Board to complete the development of the Gardens to the point where they can be opened and admission charged be found from other sources.

The meeting adjourned at 3:20 p.m.

REPORT TO COUNCILXISTANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

October 10, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held on Thursday, October 10, 1974, in the #1 Committee Room, third floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Pendakur (Chairman)
 Alderman Gibson
 Alderman Massey
 Commissioner DuMoulin

ABSENT: Alderman Linnell

CLERK: M. Cross

INFORMATION1. Street Lighting

A report of the City Engineer dated October 2nd, 1974, had been distributed to the Committee prior to the meeting.

The Chairman advised that the Standing Committee on Community Development had expressed an interest in the subject as they are currently dealing with beautification areas, which include reference to new street lighting.

It was agreed that the report on street lighting should be circulated to the members of the Standing Committee on Community Development and other interested groups i.e. Vancouver Heritage Advisory Committee, Superintendent of Parks, Urban Design Panel, Architectural Institute of British Columbia, B. C. Hydro, for information and comment if they so wish.

RESOLVED

THAT the report of the City Engineer dated October 2nd, 1974, be circulated to interested groups.

FURTHER THAT consideration of the report be deferred for discussion at a joint meeting of the Standing Committees of Council on Waterfront & Environment and Community Development.

2. Street Lighting Study

Mr. Ralf Kelman was present to discuss his proposal for an environmental lighting study for Vancouver. The Committee agreed that Mr. Kelman's presentation should be deferred until the joint Committee meeting.

RESOLVED

THAT the presentation of Mr. Ralf Kelman on an environmental lighting study for the City of Vancouver be deferred for consideration at a joint meeting of the Standing Committees of Council on Waterfront & Environment and Community Development.

The meeting adjourned at approximately 3:50 p.m.

~~XII~~REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL ON
HOUSING

October 15, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, October 15, 1974, at 10:30 a.m.

PRESENT	Alderman Harcourt, Chairman Alderman Massey Alderman Rankin Alderman Volrich
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CLERK:	R. Demofsky
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RECOMMENDATIONS:1. Fire By-law Enforcement

Submitted for the Committee's consideration was a report from the Fire Chief dated October 11, 1974, outlining progress to date in enforcement of the Fire By-law in the City of Vancouver. The report outlined such topics as progress of possible prosecutions, contracts signed since previous report of July, 1974, orders issued to comply with the By-law and voluntary upgrading. With regard to the area outside of the core area, the report stated in part:

"We propose all buildings will be inspected in consideration of the varying ages and standards of construction and maintenance. These will then be grouped and compliance will be enforced with respect to this criteria."

Also submitted was an appendix outlining three lodging houses which had been fined for non-compliance with the Fire By-law, being:

1. 525-31 Carrall Street
2. 222 Keefer Street
3. 577 Richards Street

The Fire Chief advised that since the last progress report in July, 1974, 88 contracts had been signed by lodging house owners in an attempt to conform to Fire By-law regulations. Another 47 lodging houses had been given 30, 60, or 90 day notices. Information on nine lodging houses was presently in the hands of the Prosecutor and six lodging houses had been prosecuted. There are presently 38 lodging houses, both within and outside of the core area which have stated they would not comply with By-law requirements, and the Fire Chief advised that some of these could quite possibly close their rooms.

The Committee was further advised that the incidence of fires in the core area had decreased considerably in the last year due to a good fire-awareness among the people living in that area. Also, there have been no fire deaths in the core area during the past year.

The Fire Chief advised the Committee that it would be very desirable to keep the present task force of Fire Officers working in the core area and thus continue the good progress made to date. However, in view of the lengthy inspection intervals for buildings outside of the core area a few more inspectors would be desirable.

RECOMMENDED,

- A. THAT the Fire Chief report back to the Standing Committee of Council on Housing through the City Manager, on the possibility of hiring two temporary Fire Inspectors to carry out fire inspections on lodging houses outside of the core area of the City of Vancouver.
- B. THAT the Fire Chief report back to the Housing Committee on the present status of lodging houses outside of the skid road area, but within the core area of the City of Vancouver.

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Standing Committee of Council
on Housing
October 15, 1974

- C. THAT the report of the Fire Chief dated October 11, 1974, outlining progress in enforcement of the Fire By-law in the City of Vancouver be received.

2. Tenant Relocation in the Core Area

Vancouver City Council on October 1, 1974, when dealing with the report from the Standing Committee on Housing dated September 24, 1974, re Issuance of Operators' Permits, resolved:

"THAT consideration of the matters contained in this report be deferred pending a further report to Council from the Standing Committee on Housing following consideration at its meeting on October 15, 1974, of a report from the Director of Social Planning on relocation of tenants in the core area."

Submitted for the Committee's consideration was a report from the Director of Social Planning regarding enforcement of Fire and Lodging House By-laws--Social Planning perspective. This report touched on the following items:

- The East Hotel
- Relocation required as a result of hotel closures
- Enforcement of Fire and Lodging House By-laws--social perspective
- Help to owners and operators
- Tenant relief
- Costs of code enforcement

It concluded with the following recommendations:

- "1. That Vancouver City Council authorize the Mayor and the Chairman of the Standing Committee of Council on Housing to request the Minister of State for Urban Affairs and the Minister of Housing to consider amendments to the Strathcona Rehabilitation Agreement or develop a new agreement specially designed to allow the partnership to share in the costs of improving housing standards in Vancouver's Core area by:
 - (a) increasing the One Million Dollar existing surplus in the Strathcona fund by Four Million Dollars and
 - (b) providing low interest, medium term loans (tied to rent increase and maintenance contracts) to Hotels and Rooming Houses in the Core area to aid in compliance with the Fire and Lodging House By-laws and
 - (c) sharing in a subsidy to tenants of the Core area (over the life of the loans recommended in (b) above) who are faced with rent increases due to renovations resulting from code enforcement and
 - (d) sharing in the costs associated with the provision of a relocation service as described and budgetted in Appendix I of this report.
2. That the City phase compliance to the Fire By-law on an individual basis similar to the system developed by the Health Department and that the Fire Chief report back with a system that will provide for interim permits to be issued based on the progress of individual buildings towards compliance.
3. That Council request the B. C. Rentalsman to take into account the City's code enforcement program in the Core area, when evaluating allowable rent increases in that area, and that the Director of Social Planning be authorized to meet with the Rentalsman to develop a co-operative procedure for allowing realistic rent increases and at the same time controlling undue increases.

- 3 -

Standing Committee of Council
on Housing
October 15, 1974

4. That Vancouver City Council request the owners of the East Hotel to allow their tenants a further extension pending the outcome of negotiations recommended in #1 above and the establishment of a relocation agency.
5. That Vancouver City Council extend any deadlines previously set for compliance to the Fire and Lodging House By-laws pending the outcome of negotiations recommended in #1 above."

Also submitted was a report outlining a proposed core area relocation service.

During the discussion which ensued on degrees of enforcement of the Fire By-law, the Committee was advised that the new Bill 100, presently before the Provincial Government, outlined a very hard stand with regards to enforcing the Fire By-law requirements. The Chairman advised that he had written to the Attorney-General for clarification of the points outlined in this Bill 100 for later presentation to the Housing Committee.

The Chairman advised that he would be meeting with the Federal Minister of Urban Affairs later this month to discuss the proposed rent ceilings.

The Committee noted the urgency of the matter of relocation in the core area of the City of Vancouver and after considering the report of the Director of Social Planning in detail, took the following action:
RECOMMENDED,

1. THAT Council send a telegram to the Federal Government requesting that the core area of the City of Vancouver be designated as eligible for Residential Rehabilitation Assistance Program (R.R.A.P.) funds, and requesting the Federal Government to treat this request as urgent.
2. THAT a meeting of the Standing Committee of Council on Housing and the Provincial Minister of Housing, Minister of State for Urban Affairs, and representatives of C.M.H.C. be scheduled, as soon as possible, to discuss the whole question of relocation of tenants in the core area of the City of Vancouver, including the provision of low interest loans allowing rooming house operators to conform to Fire and Lodging House By-law regulations, and subsidies to tenants in the core area who are faced with rent increases due to renovations resulting from By-law enforcement.
3. THAT the Chairman be instructed to write to the Attorney-General urging that the proposed stand outlined in Bill 100 not be accepted by the Provincial Government.
4. THAT Council request the B. C. Rentalsman to take into account the City's code enforcement program in the core area, when evaluating allowable rent increases in that area, and that the Director of Social Planning be authorized to meet with the Rentalsman to develop a co-operative procedure for allowing realistic rent increases and at the same time controlling undue increases where the lodging house owner or operator has a specific plan for upgrading his lodging house to Fire and Lodging House By-law standards.
5. THAT Vancouver City Council request the owners of the East Hotel to allow their tenants a further extension pending the outcome of the meeting outlined in recommendation #2 above and the establishment of a relocation agency.
6. THAT the Fire Chief report back to the Housing Committee on the possibility of issuing Interim Permits and extension of the deadline date for compliance with the Fire By-law requirements.

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Standing Committee of Council
on Housing
October 15, 1974

7. THAT the discussion on the Relocation Service be tabled to a further meeting of the Housing Committee pending a report back from the Director of Social Planning on a more appropriate relocation service.
8. THAT the report of the Director of Social Planning re: "Enforcement of Fire and Lodging House By-laws--Social Planning Perspective" be received.

3. Vancouver East Lions Senior Citizens Housing Project

Submitted for the Committee's consideration was a letter from Mr. D. R. Busse, of the Vancouver East Lions Club dated October 9, 1974, expressing concern about the delay in obtaining a development permit and the required rezoning for the site at Commercial and Adanac in the City of Vancouver for their low-cost rental housing project. (This letter is on file in the City Clerk's Office.)

Mr. R. Youngberg, of the Planning Department, advised that the application of the Vancouver East Lions Club to rezone the site at Commercial and Adanac from RM-3 to CD-1 had been received by his department and was presently being processed.

RECOMMENDED,

THAT the Director of Planning be instructed to place the application of the Vancouver East Lions Club, requesting rezoning of the site at Commercial and Adanac from RM-3 to CD-1 with a floor space ratio of 2.2, before a public hearing as soon as possible.

INFORMATION:

4. Senior Citizens' Housing Site at 5th & Renfrew

Mr. R. Youngberg, of the Planning Department, advised the Committee that the Association of Benevolent Craftsmen had previously tried to acquire this site for construction of a senior citizens housing project. However, the selling price of \$485,000 and the maximum allowable zoning of RM-2 with the floor space ratio of .75 made the project economically unfeasible.

He also advised the Committee that there were a limited number of potential housing sites available in the City of Vancouver to accommodate such a housing project.

The Committee was of the opinion that if the maximum allowable floor space ratio were to be changed, the Association of Benevolent Craftsmen should be given another chance to acquire this site.

Representatives of interested non-profit housing societies present advised the Committee that before such a site could be acquired the selling price would have to be lowered considerably, or the floor space ratio would have to be increased, allowing this project to be financially justifiable.

The Director of Finance advised that sewers under this particular site would have to be relocated just as soon as any construction commenced, and this would cost the City approximately \$50,000.

RESOLVED,

1. THAT the requests of non-profit housing societies expressed today to either lower the selling price or increase the floor space ratio of the site at 5th & Renfrew be referred to the Director of Planning for his consideration and report back to the Housing Committee as soon as possible.

- 5 -

Standing Committee of Council
on Housing
October 15, 1974

2. THAT the Director of Planning report back to the Housing Committee as soon as possible with other potential housing sites.

The Committee recessed at 12:25 p.m. to reconvene "In Camera" with the same members present at 12:25 p.m.

INFORMATION:

1. Enforcement of Lodging House By-law on "Inside Rooms"

The Medical Health Officer advised the Committee of six or seven hundred rooms located in the core area of the City of Vancouver which, due to their location in lodging houses, could not receive natural light or ventilation, and thus could not possibly conform with the requirements of the Lodging House By-law. He felt this was posing a very serious problem.

Following discussion, it was

RESOLVED,

THAT the Medical Health Officer meet with the Fire Chief and report back to the next meeting of the Housing Committee with his recommendations on this matter.

The meeting adjourned at approximately 12:50 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 476